Board of Directors
San Simeon Community Services District

BOARD PACKET

Wednesday, September 11, 2019
Regular Meeting 6:00 pm

Cavalier Banquet Room
250 San Simeon Avenue
San Simeon, CA

Prepared by:

GRACE
ENVIRONMENTAL SERVICES

AGENDA
SAN SIMEON COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS REGULAR MEETING
Wednesday, September 11, 2019
6:00 pm

CAVALIER BANQUET ROOM
250 San Simeon Avenue
San Simeon, CA 93452

1. **REGULAR SESSION: 6:00 PM**
   - **A.** Roll Call
   - **B.** Pledge of Allegiance

2. **PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:**
   Public Comment - Any member of the public may address the Board relating to any matter within the Board's jurisdiction, provided the matter is not on the Board's agenda. Presentations are limited to three (3) minutes or less with additional time at the discretion of the Chair. Your comments should be directed to the Board as a whole and not directed to individual Board members. The Brown Act restricts the Board from taking formal action on matters not published on the agenda.

3. **SPECIAL PRESENTATIONS AND REPORTS:**

   A. STAFF REPORTS:
   - **i. Sheriff's Report** – Report for August.
   - **ii. Superintendent's Report** – Summary of August activities.
   - **iii. General Manager's Report** – Summary of August Activities.
   - **iv. District Financial Summary** – Update on Monthly Financial Status.
   - **v. District Counsel's Report** – Summary of August Activities.

   B. BOARD OF DIRECTORS AND COMMITTEE REPORTS:

   C. SPECIAL PRESENTATION:
   - **i. Presentation by Simply Clear Marketing & Media**

   D. PUBLIC COMMENTS ON SPECIAL PRESENTATIONS AND REPORTS:
   Public Comment - This public comment period provides an opportunity for members of the public to address the Board on matters discussed during Agenda Item #3 – Special Presentations and Reports. If a member of the public wishes to speak at this time, Public Comment is limited to three (3) minutes.

4. **CONSENT AGENDA ITEMS:**
   Public Comment - Members of the public wishing to speak on consent agenda items may do so when recognized by the Presiding Officer. If a member of the public wishes to speak at this time, Public Comment is limited to three (3) minutes.

   - **A.** Review and approval of Minutes for the Regular Meeting on August 14, 2019.
   - **B.** Review and approval of Disbursements Journal.

5. **BUSINESS ITEMS:**

Public Comment – Public comment will be allowed for each individual business item. Members of the public wishing to speak on business items may do so when recognized by the Presiding Officer. If a member of the public wishes to speak at this time, Public Comment is limited to three (3) minutes per person for each business item.

A. **Approval of Resolution 19-413 Conflict of Interest Code.**

B. **Discussion regarding moving the start time of the regular Board meeting time from 6 pm to 5 pm.**

C. **Review of draft Mitigated Negative Declaration for District water tank project.**

D. **Discussion regarding amendment of harassment policy in the Policy & Procedures Manual.**

E. **Discussion and approval for Staff to install a portable generator external power connection for the RO building booster pump and accessory items not to exceed $15,000.**

F. **Discussion and approval for Staff to purchase a 15kW generator not to exceed $8,000.**

6. **BOARD/STAFF GENERAL DISCUSSIONS AND PROPOSED AGENDA ITEMS** – Requests from Board members to Staff to receive feedback, prepare information, and/or place an item on a future agenda(s).

7. **ADJOURNMENT**

All staff reports or other written documentation, including any supplemental material distributed to a majority of the Board within 72 hours of a regular meeting, relating to each item of business on the agenda are available for public inspection during regular business hours in the District office, 111 Pico Avenue, San Simeon. If requested, this agenda shall be made available in appropriate alternative formats to persons with a disability, as required by the Americans with Disabilities Act. To make a request for a disability-related modification or accommodation, contact the District Administrator at 805-927-4778 as soon as possible and at least 48 hours prior to the meeting date. This agenda was prepared and posted pursuant to Government Code Section 54954.2.

3. A. ii. SUPERINTENDENT REPORT
Jerry Copeland
Facilities Update for August 2019

SUPERINTENDENT'S REPORT

Item 3.A.ii

Prepared by: Jerry Copeland

1. **Wastewater Treatment Plant**

- All sampling, testing and reporting at the Wastewater Treatment Plant and the Recycled Water Facility was performed as required by the RWQCB.
- Two loads of sludge were hauled away.

2. **Water Treatment and Distribution System**

- All routine sampling and testing was performed. The monthly report was submitted to the State Water Resources Control Board (SWRCB), Division of Drinking Water (DDW).
- Monthly water meter reading was performed.
- Two leaks at service connections were repaired

3. **District and Equipment Maintenance**

- Staff continues with all of the scheduled preventive maintenance for all the equipment at the facilities. We are recording all of these activities.
- Weed abatement was performed around the District.
- Annual and Quarterly maintenance of the standby generators was performed.

San Simeon Community Services District **Superintendent's Report** **August 2019**

MONTHLY DATA REPORT

Date	Day	Wastewater Influent Daily Flow	Wastewater Effluent Daily Flow	Well 1 Total Daily Produced	Well 2 Total Daily Produced	Total Daily Water Produced	R.O. Daily Influent Flow	R.O. Daily Effluent Flow	R.O. Daily Brine Flow	Distribution Chloride	Chloride Wells 1	2	Recycled Water Distributed	Water Level Well 1	Water Level Well 2	Rainfall in Inches	State Flows
08/01/19	Thu	92,381	87,140	71,584	0	71,584	0	0	0	-	-	-	0	10.2	10.1	0.00	12,696
08/02/19	Fri	92,847	101,590	124,841	0	124,841	0	0	0	-	-	-	0	10.2	10.1	0.00	12,788
08/03/19	Sat	111,506	108,340	106,216	0	106,216	0	0	0	-	-	-	0	10.2	10.1	0.00	13,125
08/04/19	Sun	107,624	103,900	91,854	0	91,854	0	0	0	-	-	-	0	-	-	0.00	18,201
08/05/19	Mon	101,928	91,530	74,875	0	74,875	0	0	0	-	-	-	0	10.5	10.4	0.00	15,439
08/06/19	Tue	92,636	87,800	73,603	1,571	75,174	0	0	0	-	-	-	0	10.3	10.2	0.00	18,258
08/07/19	Wed	98,039	94,990	72,032	0	72,032	0	0	0	-	-	-	0	10.3	10.2	0.00	9,296
08/08/19	Thu	94,482	88,310	76,072	0	76,072	0	0	0	-	-	-	0	10.3	10.2	0.00	12,697
08/09/19	Fri	104,125	97,640	140,325	0	140,325	0	0	0	-	-	-	0	10.3	10.2	0.00	14,695
08/10/19	Sat	118,200	113,530	91,854	0	91,854	0	0	0	-	-	-	0	10.3	10.2	0.00	11,038
08/11/19	Sun	107,790	104,110	73,678	0	73,678	0	0	0	-	-	-	0	10.4	10.3	0.00	16,889
08/12/19	Mon	105,162	95,020	72,556	0	72,556	0	0	0	-	-	-	0	10.3	10.2	0.00	12,798
08/13/19	Tue	100,845	88,590	91,480	0	91,480	0	0	0	-	-	-	0	10.3	10.2	0.00	14,336
08/14/19	Wed	96,338	89,260	92,752	1,272	94,024	0	0	0	-	-	-	0	10.3	10.2	0.00	13,953
08/15/19	Thu	92,267	81,930	102,700	0	102,700	0	0	0	-	-	-	0	10.3	10.2	0.00	14,564
08/16/19	Fri	105,712	92,670	78,016	0	78,016	0	0	0	-	-	-	0	10.3	10.2	0.00	12,273
08/17/19	Sat	98,536	92,680	84,898	0	84,898	0	0	0	-	-	-	0	-	-	0.00	10,545
08/18/19	Sun	100,867	95,490	93,051	0	93,051	0	0	0	-	-	-	0	-	-	0.00	14,272
08/19/19	Mon	94,917	85,280	64,777	972	65,749	0	0	0	-	38	38	0	10.3	10.3	0.00	17,615
08/20/19	Tue	89,690	77,320	119,156	0	119,156	0	0	0	-	-	-	0	10.3	10.2	0.00	11,761
08/21/19	Wed	89,455	79,340	26,330	0	26,330	0	0	0	-	-	-	0	10.4	10.3	0.00	12,686
08/22/19	Thu	88,138	77,280	77,194	0	77,194	0	0	0	-	-	-	0	10.5	10.4	0.00	11,289
08/23/19	Fri	85,522	78,390	120,727	0	120,727	0	0	0	-	-	-	0	10.4	10.3	0.00	10,991
08/24/19	Sat	91,842	82,760	65,600	0	65,600	0	0	0	-	-	-	0	-	-	0.00	11,468
08/25/19	Sun	92,862	85,260	75,473	0	75,473	0	0	0	-	-	-	0	-	-	0.00	14,575
08/26/19	Mon	83,590	72,340	107,787	0	107,787	0	0	0	-	-	-	0	-	-	0.00	13,259
08/27/19	Tue	86,825	80,840	50,714	1,047	51,762	0	0	0	-	-	-	0	10.5	10.4	0.00	10,440
08/28/19	Wed	80,012	73,710	56,998	0	56,998	0	0	0	-	-	-	0	10.4	10.3	0.00	10,233
08/29/19	Thu	70,353	66,320	70,237	0	70,237	0	0	0	-	-	-	0	10.4	10.3	0.00	10,029
08/30/19	Fri	71,762	67,200	90,583	0	90,583	0	0	0	-	-	-	0	10.4	10.3	0.00	9,231
08/31/19	Sat	101,930	96,760	66,647	0	66,647	0	0	0	-	-	-	0	10.5	10.4	0.00	13,487
TOTALS		**2,948,183**	**2,737,320**	**2,604,610**	**4,862**	**2,609,472**	**0**	**0**	**0**				**0**			**0.00**	**404,927**
Average		**95,103**	**88,301**	**84,020**	**157**	**84,177**	**0**	**0**	**0**	**0**	**38**	**38**	**0**	**10.3**	**10.2**	**0.00**	**13,062**
Minimum		**70,353**	**66,320**	**26,330**	**0**	**26,330**	**0**	**0**	**0**	**0**	**38**	**38**	**0**	**10.2**	**10.1**	**0.00**	**9,231**
Maximum		**118,200**	**113,530**	**140,325**	**1,571**	**140,325**	**0**	**0**	**0**	**0**	**38**	**38**	**0**	**10.5**	**10.4**	**0.00**	**18,258**

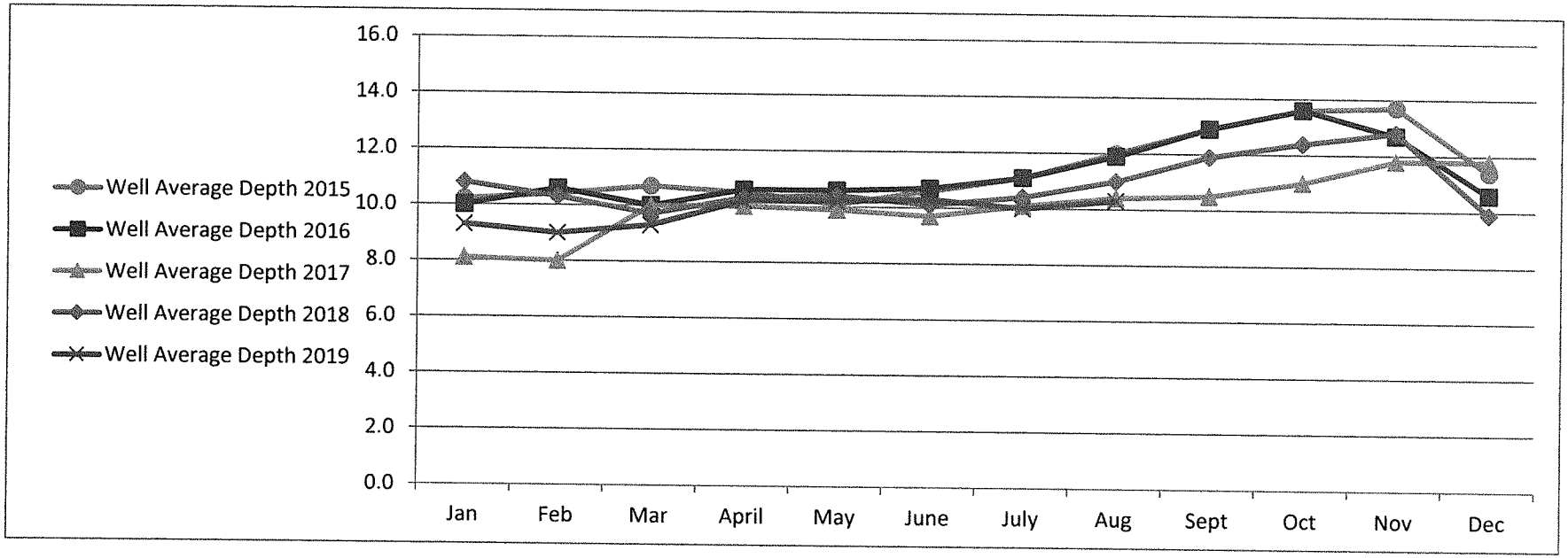
DATA SUMMARY SHEET

2019	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Total for 2019
Wastewater Influent	2,974,678	2,978,722	3,279,598	2,517,042	2,622,942	2,407,688	2,798,408	2,948,183					22,527,261
Wastewater Final Effluent (Month Cycle)	2,921,320	2,950,740	3,186,710	2,456,140	2,464,900	2,553,710	3,022,860	2,737,320					22,293,700
Adjusted Wastewater Influent (- State Flow)	2,599,672	2,540,371	2,840,773	2,267,805	2,227,432	2,089,028	2,339,678	2,543,256					19,448,015
Water Produced (month cycle)	1,849,654	1,643,730	2,013,823	2,212,060	2,175,858	2,456,058	2,832,302	2,609,472					17,792,958
Sewer Influent/Water Produced Ratio	1.61	1.81	1.63	1.14	1.24	0.98	1.09	1.13					N/A
Adusted Sewer/Water Produced Ratio	1.41	1.55	1.41	1.03	1.06	0.85	0.91	0.98					N/A
Well 1 Water Production	103,897	59,616	60,663	1,010,024	2,108,538	2,162,169	2,574,242	2,604,610					10,683,759
Well 2 Water Production	1,745,757	1,584,114	1,953,160	1,202,036	67,320	293,889	258,060	4,862					7,109,199
Total Well Production	1,849,654	1,643,730	2,013,823	2,212,060	2,175,858	2,456,058	2,832,302	2,609,472					17,792,958
Water Well 1 Avg Depth to Water	9.0	8.7	9.0	10.0	10.2	10.4	10.0	10.3					N/A
Water Well 2 Avg Depth to Water	9.5	9.2	9.5	10.3	10.2	10.2	10.0	10.2					N/A
Average Depth to Water of Both Wells	9.3	9.0	9.3	10.2	10.2	10.3	10.0	10.3					N/A
Change in Average Depth to Water from 2018	-1.5	-1.3	-0.4	-0.1	-0.2	+0.2	-0.4	-0.8					N/A
Average Chloride mg/L at the Wells	55	44	44	46	46	38	38	38					N/A
State Wastewater Treated	375,006	438,351	438,825	294,237	395,510	318,660	458,730	404,927					3,124,246
State % of Total WW Flow	13%	15%	13%	12%	15%	13%	16%	14%					N/A
Recycled Water Sold (Gallons)	0	0	0	0	0	0	0	0					0
Biosolids Removal (Gallons)	4,500	0	9,000	9,000	4,500	9,000	9,000	4,500					49,500
WW Permit Limitation Exceeded	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***					***N/A***
RW Permit Limitation Exceeded	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***					***N/A***
Constituent Exceeded	***None***	***None***	***None***	***None***	***None***	***None***	***None***	***None***					***N/A***
Sample Limit	***N/A***	***N/A***	***N/A***	***N/A***	***N/A***	***N/A***	***N/A***	***N/A***					***N/A***
Sample Result	***N/A***	***N/A***	***N/A***	***N/A***	***N/A***	***N/A***	***N/A***	***N/A***					***N/A***

2018	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Total for 2018
Wastewater Influent	1,762,514	1,707,154	2,752,139	2,188,423	2,254,636	2,475,142	3,200,941	3,139,374	2,539,174	2,339,012	2,096,790	2,227,833	28,683,132
Wastewater Final Effluent (Month Cycle)	1,718,650	1,748,894	2,796,460	2,287,640	2,303,330	2,485,760	3,156,580	3,158,998	2,479,999	2,286,320	2,004,920	2,144,640	28,572,191
Adjusted Wastewater Influent(- State Flow) *	1,516,601	1,459,319	2,320,828	1,819,468	1,901,248	2,082,826	2,641,403	2,500,033	2,107,514	1,951,269	1,800,530	1,941,526	24,042,565
Water Produced (month cycle)	1,464,210	1,578,354	1,677,091	1,845,614	2,252,051	2,539,202	2,954,183	2,975,092	2,423,071	2,187,526	1,858,930	1,887,877	25,643,203
Sewer Influent/Water Produced Ratio	1.20	1.08	1.64	1.19	1.00	0.99	1.08	1.05	1.05	1.07	1.13	1.18	N/A
Adusted Sewer/Water Ratio	1.04	0.92	1.38	0.99	0.84	0.82	0.89	0.84	0.87	0.89	0.97	1.03	N/A
Average Depth of Both Wells	10.8	10.3	9.7	10.3	10.4	10.1	10.4	11.0	11.9	12.4	12.8	9.9	N/A
Change in Average Depth to Water from 2017	+2.7	+2.3	-0.3	+0.3	+0.5	+0.4	+0.3	+0.6	+1.4	+1.4	+1.0	-1.9	N/A
Average Chloride mg/L at the Wells	34.5	35.5	32	35.5	35.5	32	32	32	32	34.5	45	65	N/A
State Wastewater Treated	245,913	247,835	431,311	368,955	353,388	392,298	559,538	639,341	431,660	387,743	269,260	286,307	4,613,549
State % of Total WW Flow	14%	15%	16%	17%	16%	16%	18%	20%	17%	17%	13%	13%	N/A
Recycled Water Sold (Gallons)	0	0	0	0	0	0	0	0	0	0	0	0	0
Biosolids Removal (Gallons)	9,600	0	4,800	9,600	4,800	4,800	13,500	13,500	9,000	4,500	4,500	4,500	83,100
WW Permit Limitation Exceeded	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***N/A***
RW Permit Limitation Exceeded	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***N/A***
Constituent Exceeded	***None***	***None***	***None***	***None***	***None***	***None***	***None***	***None***	***None***	***None***	***None***	***None***	***N/A***
Sample Limit	***N/A***	***N/A***	***N/A***	***N/A***	***N/A***	***N/A***	***N/A***	***N/A***	***N/A***	***N/A***	***N/A***	***N/A***	***N/A***
Sample Result	***N/A***	***N/A***	***N/A***	***N/A***	***N/A***	***N/A***	***N/A***	***N/A***	***N/A***	***N/A***	***N/A***	***N/A***	***N/A***

San Simeon Community Services District **Superintendent's Report** **August 2019**

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Well Average Depth 2015	10.2	10.4	10.7	10.5	10.1	10.6	11.1	12.0	12.9	13.6	13.7	11.4
Well Average Depth 2016	10.0	10.6	10.0	10.6	10.6	10.7	11.1	11.9	12.9	13.6	12.7	10.6
Well Average Depth 2017	8.1	8.0	10.0	10.0	9.9	9.7	10.1	10.4	10.5	11.0	11.8	11.8
Well Average Depth 2018	10.8	10.3	9.7	10.3	10.4	10.1	10.4	11.0	11.9	12.4	12.8	9.9
Well Average Depth 2019	9.3	9.0	9.3	10.2	10.2	10.3	10.0	10.3				



3. A. iii GENERAL MANAGER'S REPORT
Charles Grace
Update for August 2019

GENERAL MANAGER'S REPORT

Item 3.A.iii

Staff Activity – Report on Staff activities for the month of August. Regular activities performed by District staff include:

Processing of utility payments, customer service duties, answering phone calls, mailing of the regular monthly utility bills. Prepared and distributed the agenda and Board packet. Mailed the quarterly newsletter.

Staff also attended to the following items:

- Responded to nine (9) public records requests.
- Scheduled Fiscal Year (FY) 2018/2019 audit.
- Assisted Director Carson with paperwork related to becoming a Board member.
- Prepared information for the new District website.

County Wide Hazardous Mitigation Plan – No Update

Coastal Development Permit (CDP) Special Conditions Update – Oliveria Consulting continues to perform Special Condition tasks as well as coordinate with Wood in pursuit of a Local Coastal Plan (LCP) grant.

Microfiber Filter Update – Current efforts yielded only residential filters.

PG&E potential power outages and emergency measures update – A portable transfer tank was purchased for the truck in addition; see Business Action Items.

Enc: Email from Filtrol re: microfiber filter for the WWTP
Customer Request for Will Serve Letter APN 013-071-017

Gmail by Google

Re: Your Filtrol.net Contact Request

3 messages

Charles Grace <cgrace@graceenviro.com> Tue, Sep 3, 2019 at 8:59 AM
To: Jen Johnson <jenjohnson@wexcoenviro.com>
Cc: Brian Koski <Brian@septiccheck.com>, Cortney Murguia <cmurguia@graceenviro.com>

Jen,

Thank you for the follow up. This is a wastewater treatment plant for a small municipality. We treat 90,000 gallons per day of domestic waste with the capability of treating 200,000 gallons per day dry weather 400,000 gallons per day wet weather. We use extended aeration activated sludge to produce disinfected secondary effluent. Our goal is to install microfiber treatment after secondary treatment that would be capable of handling the entire 200,000 gallon capacity.

Thank you,

Charles Grace

www.graceenviro.com

GRACE
ENVIRONMENTAL SERVICES

On Tue, Sep 3, 2019 at 8:49 AM Jen Johnson <jenjohnson@wexcoenviro.com> wrote:

> Hello Charles,
>
> Unfortunately at the moment we do not have a model that is capable of filtering that much water at one point. We do plan to make a model that would be compatible with commercial sized washing machines in the future. I am copying Brian, the owner, on this email as he would like to know more about your facility. Is it a laundry facility or more along the lines of a waste water treatment plant? If you could just give us alittle bit of information on what you are hoping to achieve maybe we would be able to point you in the right direction. Thanks Charles.

FILTROL

Jen Johnson | Online Store Sales Assistant

6074 Keystone Road
Milaca MN 56353

www.filtrol.net
P: 888-983-2447 **F:** 320-983-2151
wecare@filtrol.net

Got a minute?

RECEIVED

AUG 15 2019

BY: CAM

San Simeon Community Service District
111 Pico Avenue
San Simeon, Ca 93452
805-927-4778 ph 805-927-0399 fx

REQUEST FOR WILL SERVE LETTER

DATE 8/15/19

NAME JOHN AND SHERRY BRAJCICH

MAILING ADDRESS [redacted]

HOME NUMBER _____ CELL PHONE [redacted]

NUMBER OF UNITS TO BE SERVED 1 APN NUMBER _____

PARCEL LOCATION 9170 CASTILLO DR.
SAN SIMEON, CA 93452

ADDITIONAL COMMENTS PLEASE SEE ATTACHED LETTER

RECEIVED

AUG 15 2019

BY: AHM

San Simeon Community Services District
111 Pico Avenue
San Simeon, CA 93452

Thursday, August 15, 2019

RE: Request for a will-serve letter for a water meter and sewer hookup at 9170 Castillo Drive, San Simeon

Dear Board of Directors:

We purchased 9170 Castillo Drive, and are in the process of cleaning up the property. We have recorded a boundary survey and fenced the property for security. Our long term goal is to replace the existing barn structure that would be used as a retail space for our own use.

In our research, we have discovered that the property was built pre-1960, and, therefore, per the County of San Luis Obispo, its use as a retail establishment is grandfathered in. As we inspect the building, we have found evidence of a prior electrical system. We have an aerial photo and a lot split document that show that the property was originally connected to the old Wampum Trading Post.

Because of this "grandfathered status," we are hoping that we can obtain a will serve letter for a water meter and sewer connection within the next year so we can secure a building permit. We love the natural setting of San Simeon and would like to keep as much land as possible, but we are hoping to create something that fits in with the surrounding environment. We have provided some style examples in the attached page.

We both love the Central Coast, and San Simeon, in particular, and are looking forward to being part of the Community.

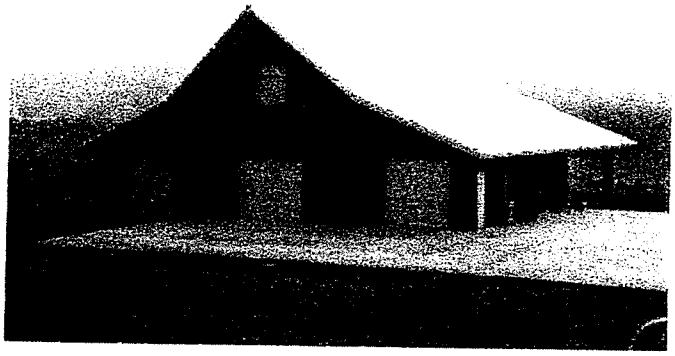
We welcome the opportunity to attend a future session to discuss our request. Thank you for your consideration.

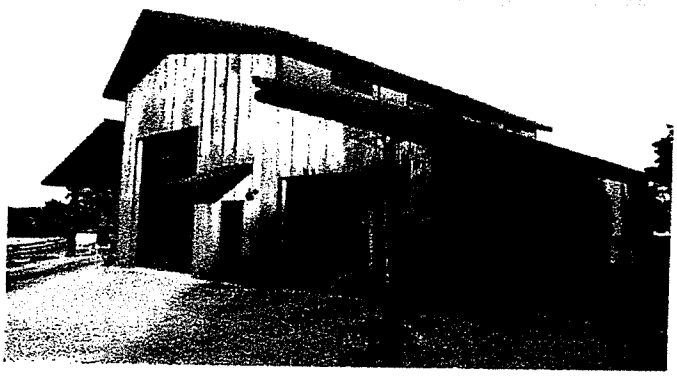
Sincerely,

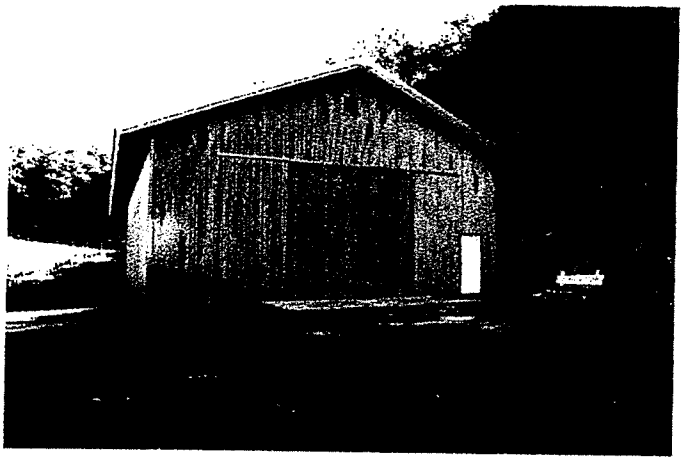
John and Sherry Brajcich

[redacted]

Barn Style Examples (Actual Design would vary)







3. A. iv. DISTRICT FINANCIALS
Cortney Murguia
August 30, 2019

SAN SIMEON COMMUNITY SERVICES DISTRICT

3.A.iv FINANCIAL SUMMARY

Billing
August 30, 2019

July Billing Revenue	**$**	**98,821.89**
August Billing Revenue	**$**	**92,483.35**
Past Due (31 to 60 days)	$	340.55
Past Due (60 days)	$	82.00

ENDING BANK BALANCES
August 30, 2019

RABOBANK SUMMARY:

Well Rehab Project/USDA Checking Account	**$**	**159.00**

PACIFIC PREMIER BANK:

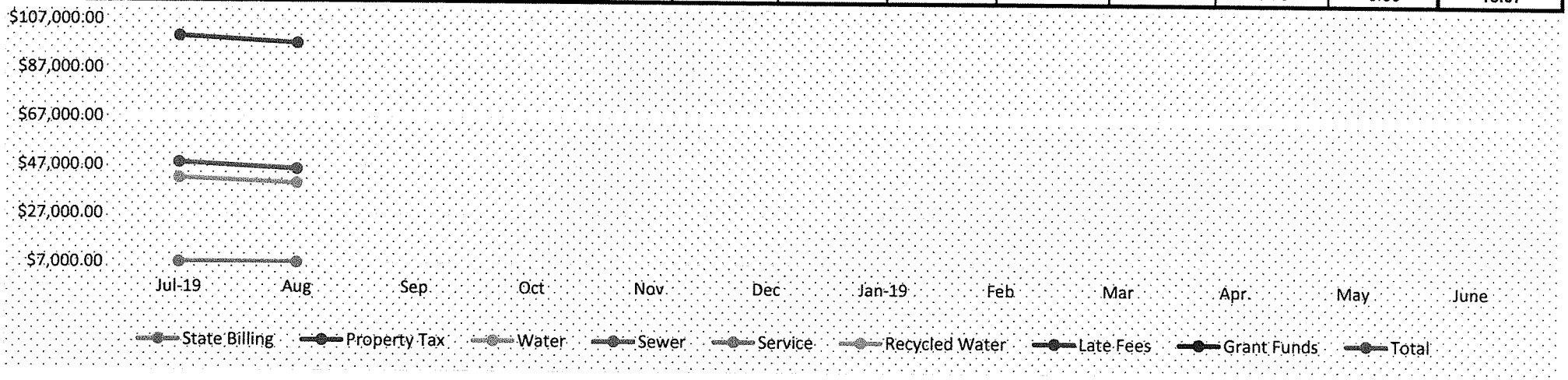
Money Market Account Closing Balance July 31, 2019	**$**	**928,894.98**
Interest for August	$	1,892.43
Money Market Account Closing Balance August 30, 2019	$	930,787.41
Reserve Fund		(250,000.00)
Wait-list Deposits		(69,750.00)
Customer Deposits		(9,100.00)
Available Funds	**$**	**601,937.41**
General Checking Account August 30, 2019	$	53,566.15
LAIF Closing Balance August 30, 2019	$	546.09
Interest Money Market Account 2018	$	5,473.10
Interest Money Market Account Year to Date	$	14,724.45

SAN SIMEON COMMUNITY SERVICES DISTRICT
Balance Sheet
As of August 31, 2019

	Aug 31, 19	
ASSETS		
Current Assets		
Checking/Savings		
1010 · Petty cash	150.00	
1015 · Pacific Prem - General Checking	51,988.36	
1017 · Pacific Premier-Money Market	930,787.41	
1022 · USDA checking-Rabobank-7466	194.00	
1040 · Cash in county treasury	108.33	
1050 · LAIF - non-restricted cash	543.02	
Total Checking/Savings		983,771.12
Other Current Assets		
1200 · Accounts receivable	113,768.35	
1220 · A/R - Hearst Castle	19,390.52	
1300 · Prepaid expenses	8,469.04	
Total Other Current Assets		141,627.91
Total Current Assets		1,125,399.03
Fixed Assets		
1400 · Fixed assets		
1420 · Building and structures	395,874.73	
1500 · Equipment	316,747.53	
1540 · Major Water Projects	190,360.90	
1560 · Pipe bridge	28,075.58	
1580 · Sewer plant	1,488,555.08	
1600 · Water system	550,390.00	
1620 · WWTP expansion	299,565.92	
1630 · Tertiary Project	262,932.67	
1640 · Wellhead Rehab Project	450,827.53	
1650 · Walkway access projects	21,511.00	
1660 · RO Unit	931,966.97	
1670 · Reservoir	171,122.79	
1680 · Generator	29,101.14	
Total 1400 · Fixed assets		5,137,031.84
1690 · Accumulated depreciation		(2,459,130.17)
Total Fixed Assets		2,677,901.67
TOTAL ASSETS		3,803,300.70
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
2100 · Payroll liabilities	(15.30)	
2500 · Customer security deposits	9,050.00	
2510 · Connect hookup wait list	69,750.00	
2520 · USDA Loan	451,436.07	
Total Other Current Liabilities		530,220.77
Total Current Liabilities		530,220.77
Total Liabilities		530,220.77
Equity		
3200 · Fund balance	3,275,572.75	
Net Income	(2,492.82)	
Total Equity		3,273,079.93
TOTAL LIABILITIES & EQUITY		3,803,300.70

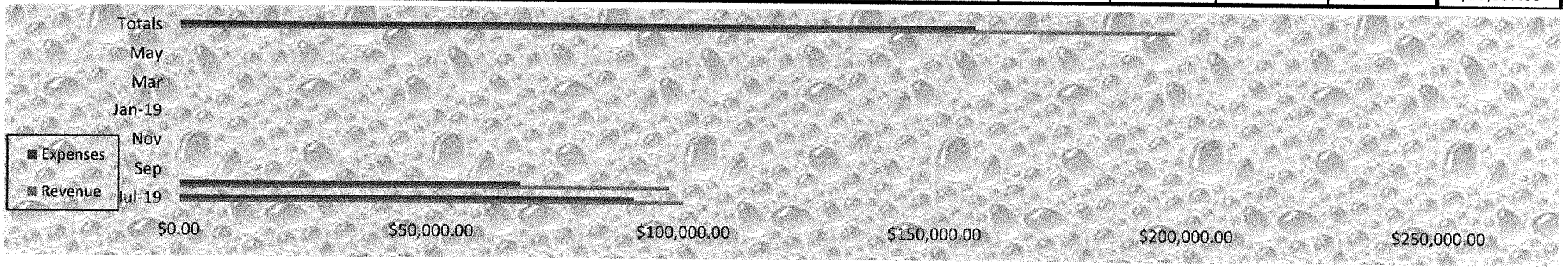
DISTRICT REVENUE FY 2019/2020

	Jul-19	Aug	Sep	Oct	Nov	Dec	Jan-19	Feb	Mar	Apr.	May	June	Totals
State Billing													$0.00
Property Tax	$1,218.61	$2,752.21											$3,970.82
Water	$41,718.97	$39,623.52											$81,342.49
Sewer	$48,137.21	$45,503.27											$93,640.48
Service	$7,113.60	$7,045.20											$14,158.80
Recycled Water													$0.00
Late Fees	$1,957.04	$2,399.24											$4,356.28
Grant Funds													$0.00
Total	$100,145.43	$97,323.44											$197,468.87
Water Sold Cu Ft	336845	319458											656303
Water Sold Acre ft	7.73	7.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.07



REVENUE VS EXPENSES

	Jul-19	Aug	Sep	Oct	Nov	Dec	Jan-19	Feb	Mar	Apr.	May	June	Totals
Revenue	$100,145.43	$97,323.44	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$197,468.87
Expenses	$90,205.84	$67,705.50											$157,911.34
Balance	$9,939.59	$29,617.94	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$39,557.53



SAN SIMEON COMMUNITY SERVICES
HISTORICAL FISCAL REVIEW

FY 2016/2017

Month	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Fiscal Total
State Billing			$12,485.00			$13,996.07			$29,440.40			$23,960.29	**$79,881.76**
Property Tax	$1,161.69		$1,184.42	$6,789.01	$6,970.82	$28,878.98	$2,456.74	$2,966.66	$2,421.97	$23,540.38	$415.92	$1,111.78	**$77,898.37**
Water	$36,292.1	$36,746.52	$31,241.74	$29,953.03	$22,549.49	$19,445.8	$25,600.5	$22,112.36	$19,816.90	$27,563.35	$27,763.55	$31,331.40	**$330,416.71**
Sewer	$41,862.8	$43,190.60	$36,386.89	$35,106.74	$25,574.57	$21,817.9	$29,037.7	$24,590.36	$22,440.87	$31,022.32	$31,228.75	$34,851.59	**$377,111.12**
Service	$6,559.5	$6,472.20	$6,472.20	$6,472.20	$6,626.30	$6,533.8	$6,503.0	$6,503.02	$6,503.02	$6,503.02	$6,564.66	$6,626.30	**$78,339.28**
Recycled Water						$216.4							**$216.35**
Late Fees	$485.7	$97.52	$595.71	$316.72	$353.70	$1,587.7	$366.8	$1,387.73	$735.52	$202.87	$187.94	$804.03	**$7,121.95**
Total Revenue	**$86,361.78**	**$86,506.84**	**$88,365.96**	**$78,637.70**	**$62,074.88**	**$92,476.61**	**$63,964.81**	**$57,560.13**	**$81,358.68**	**$88,831.94**	**$66,160.82**	**$98,685.39**	**$950,985.54**
Total Expense	**$127,105.89**	**$72,035.48**	**$114,268.09**	**$71,273.31**	**$75,340.87**	**$66,017.87**	**$71,441.43**	**$72,822.48**	**$152,049.21**	**$62,994.78**	**$77,525.44**	**$71,657.28**	**$1,034,532.13**
Water Sold Cu Ft	324654	324654	281207	269907	203338	175391	232048	200704	179990	249876	249279	282352	**2,973,400**
Water Sold Acre ft	7.45	7.45	6.46	6.20	4.67	4.03	5.33	4.61	4.13	5.74	5.72	6.48	**68.26**

FY 2017/2018

Month	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Fiscal Total
State Billing			$24,606.31			$21,914.14			$21,542.66			$23,690.87	**$91,753.98**
Property Tax	$1,282.43		$121.78	$3,983.38	$11,222.22	$31,099.09	$7,506.90	$2,750.02	$640.94	$22,168.20	$1,686.05	$771.97	**$83,232.98**
Water	$34,880.43	$36,192.33	$31,137.52	$27,999.25	$26,930.07	$19,762.53	$22,551.64	$25,457.70	$16,741.07	$28,408.76	$27,795.23	$36,075.95	**$333,932.48**
Sewer	$38,495.46	$39,770.86	$33,836.96	$30,919.58	$29,421.68	$21,164.32	$25,021.12	$28,652.26	$19,108.33	$32,900.73	$31,492.38	$40,773.70	**$371,557.38**
Service	$6,820.12	$6,950.95	$6,821.63	$6,659.98	$6,886.29	$6,886.29	$6,789.30	$6,853.96	$6,724.64	$6,724.64	$6,724.64	$6,724.64	**$81,567.08**
Recycled Water													**$0.00**
Late Fees	$628.24	$379.06	$292.61	$241.85	$221.14	$159.01	$113.69	$197.92	$487.09	$284.43	$202.63	$179.47	**$3,387.14**
Total Revenue	$82,106.68	$83,293.20	$96,816.81	$69,804.04	$74,681.40	$100,985.38	$61,982.65	$63,911.86	$65,244.73	$90,486.76	$67,900.93	$108,216.60	$965,431.04
Total Expense	$94,660.34	$87,503.06	$104,489.98	$71,763.52	$62,490.35	$85,613.60	$88,196.48	$73,251.65	$109,510.66	$70,856.21	$80,363.24	$80,743.66	$1,009,442.75
Water Sold Cu Ft	299369	310960	266284	241692	232942	169355	194345	217741	144425	244412	237414	308832	**2,867,771**
Water Sold Acre f	6.87	7.14	6.11	5.55	5.35	3.89	4.46	5.00	3.32	5.61	5.45	7.09	**65.84**

FY 2018/2019

Month	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Fiscal Total
State Billing			$26,723.91			$20,971.00			$19,858.71			$19,390.52	**$86,944.14**
Property Tax	$1,288.59		$169.19	$7,205.82	$8,542.19	$33,187.58	$1,319.32	$4,888.55	$2,227.01	$22,928.34	$3,062.24	$1,057.02	**$85,875.85**
Water	$41,336.59	$45,279.14	$41,178.74	$34,050.67	$30,760.16	$24,353.21	$29,009.60	$27,745.06	$24,146.67	$35,445.24	$29,158.01	$38,455.33	**$400,918.42**
Sewer	$47,258.33	$53,156.35	$47,379.43	$39,628.31	$35,491.84	$28,149.21	$34,169.78	$32,181.86	$27,850.19	$41,666.62	$33,854.74	$44,856.07	**$465,642.73**
Service	$7,111.73	$7,113.60	$7,113.60	$7,113.60	$7,079.40	$7,079.40	$7,147.80	$7,079.40	$7,079.40	$7,079.40	$7,045.20	$7,079.40	**$85,121.93**
Recycled Water					$0.00								**$0.00**
Late Fees	$461.43	$201.49	$290.08	$168.71	$600.53	$135.60	$178.43	$146.51	$126.87	$177.46	$111.54	$272.66	$2,871.31
Total Revenue	**$97,456.67**	**$105,750.58**	**$122,854.95**	**$88,167.11**	**$82,474.12**	**$113,876.00**	**$71,824.93**	**$72,041.38**	**$81,288.85**	**$107,297.06**	**$73,231.73**	**$111,111.00**	$1,127,374.38
Total Expense	**$81,495.91**	**$74,250.58**	**$102,279.81**	**$104,990.12**	$111,554.79	**$92,037.25**	**$94,850.91**	**$94,625.06**	**$71,744.58**	**$105,016.25**	**$89,244.32**	**$98,066.81**	$1,120,156.39
Water Sold Cu Ft	334631	367360	332914	275609	243491	195107	236456	227602	197397	288979	236030	311046	**3,246,622**
Water Sold Acre f	7.68	8.43	7.64	6.33	5.59	4.48	5.43	5.23	4.53	6.63	5.42	7.14	**74.53**

3. A. v. DISTRICT COUNSEL'S REPORT
Natalie Frye Laacke

September 11, 2019

Board of Directors
San Simeon Community Services District
111 Pico Avenue
San Simeon, CA 93452

Re: District Counsel Report

The Fair Political Practices Commission ("FPPC") is a state agency that implements and interprets the Political Reform Act. The Political Reform Act regulates, among other things, financial conflicts of interests by public officials. Chairperson Kellas recently received written advice from the FPPC concerning her financials interests and the requirements imposed on the District due to the recently issued Coastal Development Permit ("CDP.") A copy of that letter is attached to this memorandum.

In discussing her interests with FPPC advisors, it was suggested by them that all of the District's Board members may want to obtain advice concerning the requirements of the CDP, specifically the relocation of the WWTP. The potential issue being that, since the community is so small, relocation of the WWTP anywhere within district boundaries could have a material effect on other Board members' financial interests. If a Board decision is going to have a reasonably foreseeable and material financial effect on a Board members financial interest, they may not participate in those decisions.

Obtaining advice from the FPPC on these issues will help the District to successfully relocate the WWTP and help ensure that decision don't get challenged or questioned because of potential conflicts of interest. Also, it is important that this advice be obtained at the very early/ beginning stages of the process because conflicts can arise at even the most preliminary stages of deliberations/ negotiations of a decision.

Therefore, I seek the consent/ direction from the Board to provide information to the FPPC (specifically, Board members names, address and any financial interests that you have) for the purpose of obtaining advice on the potential conflicts of interest discussed above. It would be my recommendation to seek this advice from the FPPC.

4. CONSENT AGENDA

A.

MINUTES
SAN SIMEON COMMUNITY SERVICES DISTRICT
BOARD OF DIRECTORS REGULAR MEETING
Wednesday, August 14, 2019
6:00 pm

CAVALIER BANQUET ROOM
250 San Simeon Avenue
San Simeon, CA 93452

1. REGULAR SESSION: @ 6:00 PM

A. Chairperson Kellas – Present
Vice-Chairperson McGuire – Present
Director Russell – Present
Director Stanert – Present
Director Carson – Present

General Manager, Charlie Grace
District Counsel, Natalie Frye Laacke

Charlie Grace swore William Carson in as a Board member.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:
Public Comment – None

3. SPECIAL PRESENTATIONS AND REPORTS:

A. STAFF REPORTS:

i. Sheriff's Report – Officer Slaughter reported 54 calls for service for the month of July.

ii. Superintendent's Report – Jerry Copeland provided a summary of July activities.

iii. General Manager's Report – Charlie Grace provided a summary of July activities.

Jeff Oliveira (Oliveira Environmental Consulting) was in attendance and provided a brief summary of the timeline related to the special conditions outlined in the Coastal Development Permit (CDP). Jeff provided a summary of funding opportunities and agreed to create a chart to assist staff with the deadlines.

Director Russell asked that a chart be created to assist staff with ensuring that deadlines are met.

Vice-Chairperson McGuire, Chairperson Kellas, Jeff Oliveira, and Charlie Grace discussed timing on two items from the special conditions, items 2 and 14. Chairperson Kellas remarked that she would provide staff with updated owner information so that condition 2 could be met. Jeff Oliveira clarified that some of the language was standard for such documents. Chairperson Kellas suggested that all deadlines be met 30 days ahead of time.

Director Stanert, Vice-Chairperson McGuire, and Jeff Oliveira discussed the native plant removal requirement, timelines related to this condition, potential destabilization associated with plant removal in certain areas, and habitat restoration.

There was discussion between Director Stanert, Director Carson, and Chairperson Kellas related to interpretive signs, benches, and special condition 7.

Vice-Chairperson McGuire offered that signage must conform to the California Coastal Commission models.

iv. District Financial Summary – Cortney Murguia provided a summary of the District financials.

v. District Counsel's Report – Natalie Frye Laacke provided a summary of July activities.

B. BOARD OF DIRECTORS AND COMMITTEE REPORTS:

C. SPECIAL PRESENTATION:

i. Presentation Simply Clear Marketing & Media – This item was postponed until the September Board meeting.

ii. Update from Barbara Bronson Gray – Barbara Bronson Gray was present and provided a summary of new business related to the Community Healthcare District (CCHD) and requested input as to the needs of San Simeon residents.

D. PUBLIC COMMENTS ON SPECIAL PRESENTATIONS AND REPORTS:
Public Comment – None

4. CONSENT AGENDA ITEMS:
Public Comment – None

A. Review and approval of Minutes for the Regular Meeting on July 10, 2019.

Vice-Chairperson McGuire asked for the following changes:
Page 1 add the word "manual" to the comments related to policy and procedures manual.
Page 2 remove the parenthesis and leave the quotation marks only.
Page 3 under Item B, remove the second "the" in the sentence "the the".
Page 4 under Item A, the date for the Board meeting is incorrect and should be July 10, also add an 's to the word Commission.
Page 6 amend the statement that Vice-Chairperson made to state "the District is not required to remove the ice plant near rip rap as per the language in the special conditions."
Page 7 under Item G add a period to the end of the sentence.

B. Review and approval of Disbursements Journal.

C. Review and approval of Minutes for the Special Board Meeting on July 3, 2019.

Vice-Chairperson McGuire asked that on page 2 that the word commission be changed to have a capital C and that the apostrophe be removed.

A motion was made to approve the consent agenda items 4A through 4C with the changes recommended by Vice-Chairperson McGuire.

Motion by: Chairperson Kellas
2nd: Director Russell
All in: 5 /0

5. PUBLIC HEARING:

A. Hearing to adopt Ordinance No. 120 Water and Wastewater Capacity Fee Charges.

Director Carson read a letter from Mr. David Sansone (San Simeon property owner) related to the capacity fee charges. The letter reflected Mr. Sansone's concern related to the low cost of the proposed capacity fee charges. In the letter Mr. Sansone offered to have the Capacity Fee Study reviewed by a third party at no cost to the District.

There was discussion between Natalie Frye Laacke, Director Carson, Vice-Chairperson McGuire, Chairperson Kellas, Director Russell, and Director Stanert related to adoption of the draft Capacity Fee Ordinance and if the offer by Mr. Sansone represents a gift to the District.

A motion was made directing staff to look at legislation pertaining to gifts and report back to the Board.

Motion by: Chairperson Kellas
2nd: Director Russell
All in: 5 /0

B. Hearing to adopt Ordinance No. 121 Amending the Water and Wastewater Rates.

Chairperson Kellas introduced the item.

Motion by: Chairperson Kellas
2nd: Director Russell
All in: 5 /0

Chairperson Kellas: YES
Vice-Chairperson McGuire: YES
Director Russell: YES
Director Stanert: YES
Director Carson: YES

6. BUSINESS ITEMS:

Public Comment – None

A. Board acceptance of the Coastal Development Permit 3-19-0020 ("CDP") and authorization for the Vice-Chairperson to sign the CDP.

Chairperson Kellas introduced the item.

A motion was made for Vice-Chairperson McGuire to sign the Coastal Development Permit.

Motion by: Chairperson Kellas
2nd: Director Russell
All in: 5 /0

B. Discussion regarding the formation of an ad-hoc committee related to the Coastal Development Permit 3-19-0020 Special Conditions.

Chairperson Kellas introduced the item. She stated that this item would be tabled to allow Natalie Frye Laacke to further research this item.

This item was tabled to allow District Counsel to further research this matter.

C. Approval of Resolution 19-412 updating signatures including facsimile signatures for Banking services on behalf of the SSCSD.

Chairperson Kellas introduced the item.

A motion was made to approve Resolution 19-412.

Motion by: Chairperson Kellas
2nd: Vice-Chairperson McGuire
All in: 5 /0

Chairperson Kellas: YES
Vice-Chairperson McGuire: YES
Director Russell: YES
Director Stanert: YES
Director Carson: YES

D. Discussion regarding formal Approval of response letter correspondence included in Coastal Commission Staff report.

Chairperson Kellas introduced the item.

Director Russell, Chairperson Kellas, and Vice-Chairperson McGuire discussed reasons not to send a letter.

Director Carson suggested a gentler response and suggested potential language to be included in the letter.

A consensus was reached that a letter would not be sent to the Coastal Commission.

E. Discussion and direction to staff regarding an effluent filter at the WWTP for plastic micro fibers.

Chairperson Kellas introduced the item.

Mike Hanchett commented that this may require a coastal development permit (CDP).

Director Russell, Chairperson Kellas, Director Carson and Vice-Chairperson Kellas discussed and directed staff to further research this matter and return to the Board with information.
A motion was made to direct staff to have a cursory look at cost and availability of adding a effluent filter to remove micro fibers at the WWTP.

Motion by: Chairperson Kellas
2nd: Director Carson
All in: 5 /0

F. Discussion and direction to staff regarding need for generator and/or other emergency measures in case of power outages.

Charlie Grace introduced this item and discussed a letter from PG&E related to potential power outages for 48-hours at a time.

There was discussion between Director Stanert, Director Russell, Chairperson Kellas, and Charlie Grace related to diesel storage tanks, formal agreements for fuel delivery service and installation of a 500-gallon tank at the office. There was discussion related to the treatment process and if there is a need to operate the reverse osmosis system during a power outage to remove chloride or just the Harmsco filter system to remove bacteria.

Chairperson Kellas asked that staff find out about fuel delivery being guaranteed during an outage.

Director Russell and Director Stanert asked that staff get a quote on running the Harmsco filter with a generator during a power outage.

A motion was made to direct staff to move forward with researching the potential for a fuel delivery with Sticks & Stones, a transfer tank, and see about the potential for a natural gas line to be installed, and the cost for a generator to power the filter.

Motion by: Chairperson Kellas
2nd: Director Stanert
All in: 5 /0

G. Discussion and direction to staff regarding a request for a letter of support related to the relocation of the San Simeon Post Office.

Chairperson Kellas introduced the item.

Director Russell inquired as to what exactly was being asked of the District.

Charlie Grace replied that the Business Improvement District was requesting that the District write a letter stating that the District would like to see that a post office remains in the San Simeon zip code/area, clarifying that the District was not being asked to support a specific temporary or permanent location.

There was a discussion between Chairperson Kellas, Director Stanert, and Mike Hanchett related to the existing structure and the Hearst Corporation's intention for the structure that housed the previous Post Office location.

A motion was made to direct staff to write a letter of support to keep a post office in the San Simeon (93452) zip code.

Charlie Grace requested that Vice-Chairperson McGuire create the letter.

Vice-Chairperson McGuire agreed to write the letter.

Motion by: Director Russell
2nd: Director Stanert
All in: 4 /1
Abstain: Director Carson stating that he thought the letter should have wording in support of a specific location.

H. Discussion regarding the Beautification Grant award and the scope of work to be completed.

Director Russell recused himself and left the meeting.

Director Stanert and Chairperson Kellas discussed the possibility of not doing the work (as described in the Beautification Grant application) on Pico Avenue but instead apply the grant funds to a project at the overlook bench for the tunnel that runs underneath Highway 1 or at the Pico Avenue Beach access.

Jeff Oliveira replied that depending on the scope of work a CDP may be required.

Vice-Chairperson McGuire suggested replacing the water conservation sign on Castillo Avenue.

A motion was made to direct staff to move forward with the work to be done on Pico Avenue easement.

Motion by: Chairperson Kellas
2nd: Director Stanert
All in: 4 /0
Absent: Director Russell

7. BOARD/STAFF GENERAL DISCUSSIONS AND PROPOSED AGENDA ITEMS –

NONE

8. ADJOURNMENT @8:41 PM

4. CONSENT AGENDA

B. Consideration of approval of Disbursements Journal

SAN SIMEON COMMUNITY SERVICES DISTRICT
Disbursements Journal
September 2019

Type	Date	Num	Name	Memo	Paid Amount
Paycheck	09/01/2019	1864	GWEN KELLAS	Board Service August 2 through September 1, 2019.	-92.35
Paycheck	09/01/2019	1865	JOHN K RUSSELL	Board Service August 2 through September 1, 2019.	-92.35
Paycheck	09/01/2019	1866	JULIA A GREENAN	Board Service August 2 through September 1, 2019.	-92.35
Paycheck	09/01/2019	1867	MARY M McGUIRE	Board Service August 2 through September 1, 2019.	-92.35
Paycheck	09/01/2019	1868	WILLIAM J CARSON	Board Service August 2 through September 1, 2019.	-92.35
Bill Pmt -Check	09/11/2019	1869	Ferguson Waterworks	Supplies for Water Department - 100 Cubic Foot Meter Pit (quant 2). Invoice 1471985 dated 8/1/19.	-4,290.31
Bill Pmt -Check	09/11/2019	1870	Kathleen Fry Bookkeeping Services	Bookkeeping Services August 2019. Inv 2019-08 dated 8/30/19.	-1,200.00
Bill Pmt -Check	09/11/2019	1871	Wood Environment & Infrastructure Solutions, Inc.	Consulting services related to NFWF 2019 Grant to design and plan movement of WWTP. Inv S49832852 dated 8/22/19.	-4,177.00
Bill Pmt -Check	09/11/2019	1872	Grace Environmental	Reimbursement for Simply Clear invoice to create logo design for new website. GES Inv 1314 dated 9/1/19.	-1,250.00
Bill Pmt -Check	09/11/2019	1873	Grace Environmental	Reimb for Northern Tool and Equip invoice - fuel tank and pump. GES Inv 1319 dated 8/28/19.	-1,192.53
Bill Pmt -Check	09/11/2019	1874	Grace Environmental	Operations Management and Maintenance Fees Sept 2019. Inv 1313 dated 09/01/2019.	-53,495.12
Check	09/25/2019	Elec Pymt	CalPERS Fiscal Services Division	Retiree Health monthly premium for October 2019.	-362.36
Check	09/25/2019	Elec Pymt	CalPERS Fiscal Services Division	Unfunded Accrued Liability only - prepaid for Oct 2019. Cust. ID 7226734344.	-1,199.93
Liability Check	09/26/2019	Elec Pymt	United States Treasury	Payroll tax payment for paychecks dated 9/1/2019	-76.50
TOTAL					-67,705.50

5. A. Business Items

BUSINESS ACTION ITEM STAFF REPORT

Item 5.A. Approval of Resolution 19-413 Conflict of Interest Code.

Under the Political Reform Act (the "Act,") all public agencies are required to adopt a conflict of interest codes. The Code designates positions required to file Statement of Economic Interests, Form 700, and assigns disclosure categories specifying the types of interests to be reported. The Form 700 is a public document intended to alert public officials and members of the public to the types of financial interest that may create conflict of interest.

The terms of the code comprise the main body of a code and include such provisions as the manner to report financial interests, the disqualification procedures, etc. The FPPC recommends that agencies incorporate FPPC Regulation 18730 by reference because the type of information required to be in the main body of the code is quite complex and Regulation 18730 contains all of these provisions. (This is what the SSCSD code does.) The FPPC will amend the regulation to include legislative and regulatory changes that affect the main body of the code; therefore, this component of an agency's code is automatically in compliance with the Act.

To ensure conflict of interest codes remain current and accurate, each local agency is required to review its code at least every even-numbered year. The SSCSD reviewed its code and updated it in 2018 (even-numbered year) but has been waiting for the County Board of Supervisors to be ready for full adoption. The County has reviewed and approved the SSCSD's updated code, so it is now ready for approval by this Board.

Staff is asking the Board to approve Resolution 19-413.

Enc: Resolution 19-413

RESOLUTION NO. 19-413

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SAN SIMEON COMMUNITY SERVICES DISTRICT AMENDING THE SAN SIMEON COMMUNITY SERVICES DISTRICT CONFLICT OF INTEREST CODE

WHEREAS, the Political Reform Act, Government code Section 81000, et seq., requires that state and local public agencies adopt and promulgate a Conflict of Interest Code; and

WHEREAS, the Fair Political Practices Commission ("FPPC") has adopted a model Conflict of Interest Code for consideration by local governments, set forth at Title 2 California Code of regulations, Section 18730, and to which future amendments may be adopted by the FPPC; and

WHEREAS, the Board of Directors of the San Simeon Community Services District ("District") adopted and incorporated by reference the terms of California Code of Regulations, Title 2, Section 18730 on October 8, 2014; and

WHEREAS, pursuant to Government Code Section 87306.5, the District is required to review its Conflict of Interest Code each even-numbered year and if a change to its code is necessary, the agency must submit an amended conflict of interest code to the reviewing body; and

WHEREAS, the Board of Directors wishes to submit an amended Conflict of Interest Code to the County Board of Supervisors, pursuant to Government Code Section 87303.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the San Simeon Community Services District as follows:

1. All previously adopted resolutions and policies regarding the creation of a District Conflict of Interest Code are hereby repealed.

2. The terms of California Code of Regulations, Title 2, Section 18730 and any and all amendments duly adopted by the FPPC, are hereby adopted and incorporated by reference by and for the use of this District and shall constitute the District's Conflict of Interest Code for the designated positions described on Exhibit "A" and disclosure categories set forth on Exhibit "B".

Upon motion of Director _____ seconded by Director _____ and on the following roll call vote to wit:

Chairperson Kellas: Vice-Chair McGuire: Director Stanert:

Director Russell: Director Carson:

The foregoing resolution is hereby adopted this 11 day of September, 2019.

_____

Chairperson of the Board of Directors

ATTEST:

_____

Charles Grace, General Manager/ Secretary

San Simeon Community Services District
Conflict of Interest Code

EXHIBIT "A"

LIST OF DESIGNATED POSITIONS SUBJECT TO THE PROVISIONS OF THE DISTRICT'S CONFLICT OF INTEREST CODE

I. DESIGNATED POSITIONS

The persons occupying the positions listed below are hereby considered designated officers and positions and are deemed to make, or participate in the making of, decisions, which may have a material effect on a financial interest.

DESIGNATED POSITION	ASSIGNED DISCLOSURE CATEGORIES
District Legal Counsel	1, 2, 3
Office Manager	1, 2, 3

II. OFFICIALS WHO MANAGE PUBLIC INVESTMENTS

Disclosure is required of the following positions and shall be provided as stated in Government Code section 87200:

DESIGNATED POSITION	ASSIGNED DISCLOSURE CATEGORIES
Members of the Board of Directors	As provided in Government Code § 87200
General Manager	As provided in Government Code § 87200

San Simeon Community Services District
Conflict of Interest Code

EXHIBIT "B"
DISCLOSURE CATEGORIES

Category Number:

Category 1: All persons in this disclosure category shall disclose all interests in real property located in the District or within two miles of the District's boundaries. This disclosure is not applicable to the person's principal residence or real property interests with a fair market value of less than $2,000.

Category 2: All persons in this disclosure category shall disclose all investments in business entities and business positions in business entities that have an interest in real property in the District, or that have done business with the District during the year prior to the date of the person's disclosure statement, or that are likely to do business with District during the year subsequent to the date of the person's disclosure statement. This disclosure category is not applicable to investments with a fair market value of less than $2,000.

Category 3: All persons in this disclosure category shall disclose all sources of personal and business entity income from entities that provide services, materials, machinery equipment, or supplies of the type utilized by the District or that are located within the District, including gifts, loans and travel payments. This disclosure category is not applicable to income received from the District.

For purposes of these categories, investment or interest means any investment or interest owned by the spouse, registered partner or dependent child of a public official, by an agent on behalf of a public official, or by a business entity or trust in which the official, the official's agents, spouse, registered partner and dependent children own directly, indirectly, or beneficially a 10-percent interest or greater.

Consultants. "Consultant" means an individual who, pursuant to a contract with the District, either: (A) Makes a governmental decision whether to (1) approve a rate, rule, or regulation; (2) adopt or enforce a law; (3) issue, deny, suspend, or revoke any permit, license, application, certificate, approval, order, or similar authorization or entitlement; (4) authorize the District to enter into, modify, or renew a contract provided it is the type of contract that requires District approval; (5) grant District approval to a contract that requires District approval and to which the District is a party, or to the specifications for such a contract; (6) grant District approval to a plan, design, report, study, or similar item; or (7) adopt or grant District approval of policies, standards, or guidelines for the agency, or for any subdivision thereof; or (8) Serves in a staff capacity with the District and in that capacity participates in making a governmental decision as defined in California Code of Regulations, title 2, section 18702.2 or performs the same or substantially all the same duties for the District that would otherwise be performed by an individual holding a position specified in the District's conflict of interest code. (California Code of Regulations, title 2, section 18700.3)

"Consultants" are included in the list of designated positions and must disclose interests and investments in accordance with the broadest disclosure category in the District's conflict of interest code, subject to the following limitation: The General Manager may determine in writing that a particular consultant, although a "consultant" and "designated position," nevertheless is hired or retained to perform a range of duties that is limited in scope and therefore is not required to fully comply with the disclosure requirements described in this section. The General Manager's written determination shall include a description of the consultant's duties, and, based on that description, a statement of the extent of disclosure requirements. The written determination is a public record and shall be retained for public inspection in the same manner and location as the District's conflict of interest code.

5.B. BUSINESS ITEMS

BUSINESS ACTION ITEM STAFF REPORT

Item 5.B. Discussion regarding moving the start time of the regular Board meeting time from 6 pm to 5 pm.

Over the last year and a half staff has observed that length of the Board meeting has been increasing. In 2017, the Board meetings typically ran for one hour. Recently, the average time of the Board meetings has been between 2-3 hours long. Staff is asking that the Board consider moving the start time of the regular Board meetings from 6 pm to 5 pm.

5.C. BUSINESS ITEMS

BUSINESS ACTION ITEM STAFF REPORT

Item 5.C. Review of draft Mitigated Negative Declaration for District water tank project.

Enclosed is a copy of the published Mitigated Negative Declaration (MND) related to the water tank project. Due to the size of the document the full report can be obtained by contacting the District Office. Portions of the MND Included as part of the packet are the actual Community Water Tank Project MND Report. The report has exhibits A-E. These documents are on the website in the same location as the Board meeting packet. They are attached as Exhibits and are as follows:

Exhibit A: MND Report Attachments A, B
Exhibit B: MND Report Attachment C
Exhibit C: MND Report Attachments D, E

Enc: MND Mitigated Negative Declaration Report

San Simeon Community Services District

Notice of Availability

September 3, 2019

To: **All Interested Parties**

From: **San Simeon Community Services District**

Subject: **San Simeon CSD Community Water Tank Project – Notice of Availability of a Project Mitigated Negative Declaration**

The purpose of this notice is to provide a public advertisement of availability of the Mitigated Negative Declaration (MND) prepared pursuant to Section 21080 of the CEQA Guidelines for the proposed San Simeon CSD Water Tank Project.

Project Description Summary: Proposed Water Tank Construction Details:

- The proposed project would involve installation of two new water storage tanks at 400,000 gallons each, for a total water storage capacity of 800,000 gallons;
- Each new water tank would be approximately 25.5 feet tall and have a diameter of 50 feet total;
- The new water tanks would be located approximately 530 feet northeast of the existing water reservoir, up-slope from the existing reservoir;
- The new water tanks would provide increased water storage capacity which is intended to help satisfy fire flow concerns discussed in the 2018 SSCSD Water System Master Plan;
- The existing water reservoir would remain in-place for use in the storage of recycled water;
- The proposed new tanks would be located on a new concrete pad approximately 175 feet long by 87 feet wide. With approximately 300 feet of proposed utility trenching in native soils, the total project area of disturbance would be approximately 29,410 square feet (0.675 acres) ;
- Total grading volume proposed = 4,808 cubic yards of cut material (no fill proposed);
- The tank pad would be graded into the existing on-site slope resulting in 2:1 finished slopes along the tank pad. As a result, the tank pad floor would be located in a small basin that would be 11.8 feet tall at the southeast end, 2.75 feet tall at the northwest end, 8.61 feet on the west side, and 7.83 feet tall on the east side;
- The proposed project would increase community water storage capacity (as required by CalFire), but would not result in increased water production or pumping;

- The proposed project would include infrastructure improvements for community potable water transmission. This includes proposed potable water system pipeline improvements, which would include the following details:

  - Addition of a new water pipeline from the proposed water tank site to Pico Avenue terminating at Avonne Avenue;
  - An expansion and extension of the water pipeline would extend southeast from the SSCSD office location (at the northwest terminus of Pico Avenue) to the Jasper Way cul-de-sac; and
  - An additional water pipeline would be installed near the Avonne Avenue cul-de- sac and extend south to the existing Motel 6 parking lot, terminating at Castillo Drive.

With the exception of the approximately 300 feet of pipeline connecting the proposed new water tanks to the existing water reservoir, all pipeline improvements would be installed within existing utility easements, utility conduits and otherwise previously disturbed areas. Pipeline improvements within existing utility easements and previously disturbed utility trenches would not result in significant environmental impacts. It is anticipated that the existing water reservoir would remain in-place for use in the storage of recycled water.

Environmental Impacts: The Mitigated Negative Declaration focuses on the following issues: aesthetics, air quality, biological resources, cultural resources, geology/soils, and noise. Please refer to the project MND for a detailed analysis for the project environmental impacts.

How to Get More Information: Persons, agencies or organizations interested in obtaining copies of the project MND and/or information regarding the environmental review process for the proposed project should contact the San Simeon Community Services District at 111 Pico Avenue, San Simeon, CA 93452 (805-927-4778).

Project Hearing: A tentative schedule for the project public hearing(s) has not been set for this project as of this date. Please contact the San Simeon Community Services District for information on project hearings (contact information listed above).

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: San Simeon CSD Community Water Tank Project

Lead Agency: San Simeon CSD
Contact Person: Charlie Grace, General Manager
Mailing Address: 111 Pico Avenue
Phone: 805-927-4778
City: San Simeon
Zip: 93452
County: San Luis Obispo County

Project Location: County: San Luis Obispo
City/Nearest Community: San Simeon
Cross Streets: Pico Avenue
Zip Code: 93452
Longitude/Latitude (degrees, minutes and seconds): 35 ° 37 ' 11.64 " N / 121 ° 8 ' 29.04 " W Total Acres: 3.6 acre parcel
Assessor's Parcel No.: 013-011-024
Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: State Highway 1
Waterways: Pico Creek, Pacific Ocean
Airports: NA
Railways: NA
Schools: NA

Document Type:

CEQA: ☐ NOP ☐ Draft EIR
☐ Early Cons ☐ Supplement/Subsequent EIR
☐ Neg Dec (Prior SCH No.)
■ Mit Neg Dec Other:

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other:

Development Type:

☐ Residential: Units Acres
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD

☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
■ Other: Public Facility/Community Water Tank

Project Issues Discussed in Document:

■ Aesthetic/Visual ☐ Fiscal ■ Recreation/Parks ■ Vegetation
■ Agricultural Land ■ Flood Plain/Flooding ☐ Schools/Universities ■ Water Quality
■ Air Quality ■ Forest Land/Fire Hazard ☐ Septic Systems ■ Water Supply/Groundwater
■ Archeological/Historical ■ Geologic/Seismic ☐ Sewer Capacity ■ Wetland/Riparian
■ Biological Resources ☐ Minerals ■ Soil Erosion/Compaction/Grading ☐ Growth Inducement
■ Coastal Zone ■ Noise ☐ Solid Waste ■ Land Use
☐ Drainage/Absorption ■ Population/Housing Balance ■ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ■ Public Services/Facilities ■ Traffic/Circulation ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Site is zoned "Agriculture" and "Residential Multi Family"

Project Description: *(please use a separate page if necessary)*

The proposed project includes the installation of two new water storage tanks (400,000 gallons each), located approximately 530 feet northeast of the existing community reservoir, in order to meet community fire flow demands. Each new tank would be approximately 25.5 feet tall, with a diameter of 50 feet. Total disturbance includes 0.6 acres of earth disturbance for the proposed tank pad and access road. The project includes proposed infrastructure improvements for water pipelines to increase flow capacity per CalFire requirements. With the exception of approximately 300 feet of pipeline connecting the new tanks to the existing reservoir, all pipeline improvements will be installed within existing utility easements, utility conduits and otherwise previously disturbed areas.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

___	Air Resources Board	X	Office of Historic Preservation
___	Boating & Waterways, Department of	___	Office of Public School Construction
___	California Emergency Management Agency	___	Parks & Recreation, Department of
___	California Highway Patrol	___	Pesticide Regulation, Department of
X	Caltrans District # 5	___	Public Utilities Commission
___	Caltrans Division of Aeronautics	X	Regional WQCB # 3
___	Caltrans Planning	___	Resources Agency
___	Central Valley Flood Protection Board	___	Resources Recycling and Recovery, Department of
___	Coachella Valley Mtns. Conservancy	___	S.F. Bay Conservation & Development Comm.
X	Coastal Commission	___	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
___	Colorado River Board	___	San Joaquin River Conservancy
___	Conservation, Department of	___	Santa Monica Mtns. Conservancy
___	Corrections, Department of	___	State Lands Commission
___	Delta Protection Commission	___	SWRCB: Clean Water Grants
___	Education, Department of	X	SWRCB: Water Quality
___	Energy Commission	___	SWRCB: Water Rights
X	Fish & Game Region # 4	___	Tahoe Regional Planning Agency
___	Food & Agriculture, Department of	___	Toxic Substances Control, Department of
___	Forestry and Fire Protection, Department of	X	Water Resources, Department of
___	General Services, Department of		
___	Health Services, Department of	___	Other:
___	Housing & Community Development	___	Other:
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date September 9, 2019 Ending Date October 9, 2019

Lead Agency (Complete if applicable):

Consulting Firm: Oliveira Environmental Consulting, LLC
Address: 3155 Rose Avenue
City/State/Zip: San Luis Obispo, CA 93401
Contact: Jeff Oliveira, Principal Environmental Planner
Phone: 805-234-7393

Applicant: San Simeon Community Services District
Address: 111 Pico Avenue
City/State/Zip: San Simeon, CA 93452
Phone: 805-927-4778

Signature of Lead Agency Representative: _____ **Date:** 9/4/2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

San Simeon Community Services District

Community Water Tank Project

Initial Study and Mitigated Negative Declaration

Prepared for:
San Simeon Community Services District
111 Pico Avenue
San Simeon, CA 93452

Prepared by:
Oliveira Environmental Consulting, LLC
3155 Rose Avenue
San Luis Obispo, CA 93401
www.olive-env.com

September 2019

San Simeon Community Services District

Community Water Tank Project

Prepared for:

San Simeon Community Services District
111 Pico Avenue
San Simeon, CA 93452
Contact: Charlie Grace, General Manager
805-927-4778; cgrace@graceenviro.com
www.sansimeoncsd.com

Prepared by:

Oliveira Environmental Consulting, LLC
3155 Rose Avenue
San Luis Obispo, CA 93401
Contact: Jeff Oliveira, Principal Environmental Planner
805-234-7393; jeffo@olive-env.com
www.olive-env.com

September 2019

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Section **Page**

SAN SIMEON COMMUNITY SERVICES DISTRICT
INITIAL STUDY AND ENVIRONMENTAL CHECKLIST

Proposed Project: Community Water Tank Project

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for a discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

☒ Aesthetics	☒ Geology and Soils	☐ Recreation
☐ Agricultural Resources	☐ Hazards/Hazardous Materials	☐ Transportation/Circulation
☒ Air Quality	☒ Noise	☐ Wastewater
☒ Biological Resources	☐ Population/Housing	☐ Water/Hydrology
☐ Cultural Resources	☐ Public Services/Utilities	☐ Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the San Simeon Community Services District finds that:

☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Jeff Oliveira, Principal Environmental Planner		8/27/19
Prepared by (Print)	Signature	Date
Charlie Grace, SSCSD General Manager		8/27/19
Lead Agency Rep. (Print)	Signature	Date

Project Environmental Analysis: The San Simeon Community Services District (SSCSD) environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. The SSCSD uses the Initial Study checklist to summarize the results of the research accomplished during the project environmental review.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the San Simeon Community Services District at 111 Pico Avenue, San Simeon, CA 93452 (805-927-4778).

1. PROJECT DESCRIPTION: Based on the project site plans and details from the project files the proposed San Simeon Community Services District (SSCSD) Community Water Tank Project includes the following details:

Existing Community Water Reservoir Details:

- The current water storage facility includes a buried and covered reservoir with a 150,000 gallon storage capacity;
- The reservoir is of concrete construction and lined;
- The storage facility is not part of a natural water feature (i.e., dammed stream or open reservoir) and is covered and does not serve any natural function;
- The current tank is buried, with only approximately 2-3 feet of the tank being above- ground;
- The current water storage facility is located just east of the SSCSD offices, on a part of the Hearst Ranch, and is fenced and paved (approximately 50 feet x 50 feet in size);
- Water quality at the current facility is regulated by the State Water Resources Control Board Division of Drinking Water; and
- The current water demand for the community of San Simeon is approximately 90,000 gallons per day.

Proposed Water Tank Construction Details (Please refer to the Attached Site Plans):

- The proposed project would involve installation of two new water storage tanks at 400,000 gallons each, for a total water storage capacity of 800,000 gallons;
- Each new water tank would be approximately 25.5 feet tall and have a diameter of 50 feet total;
- The new water tanks would be located approximately 530 feet northeast of the existing water reservoir, up-slope from the existing reservoir;

- The new water tanks would provide increased water storage capacity which is intended to help satisfy fire flow concerns discussed in the 2018 SSCSD Water System Master Plan;
- The existing water reservoir would remain in-place for use in the storage of recycled water;
- The proposed new tanks would be located on a new concrete pad approximately 175 feet long by 87 feet wide. With approximately 300 feet of proposed utility trenching in native soils, the total project area of disturbance would be approximately 29,410 square feet (0.675 acres) ;
- Total grading volume proposed = 4,808 cubic yards of cut material (no fill proposed);
- The tank pad would be graded into the existing on-site slope resulting in 2:1 finished slopes along the tank pad. As a result, the tank pad floor would be located in a small basin that would be 11.8 feet tall at the southeast end, 2.75 feet tall at the northwest end, 8.61 feet on the west side, and 7.83 feet tall on the east side;
- The proposed project would increase community water storage capacity (as required by CalFire), but would not result in increased water production or pumping;
- The proposed project would include infrastructure improvements for community potable water transmission. This includes proposed potable water system pipeline improvements, which would include the following details:

    - Addition of a new water pipeline from the proposed water tank site to Pico Avenue terminating at Avonne Avenue;
    - An expansion and extension of the water pipeline would extend southeast from the SSCSD office location (at the northwest terminus of Pico Avenue) to the Jasper Way cul-de-sac; and
    - An additional water pipeline would be installed near the Avonne Avenue cul-de- sac and extend south to the existing Motel 6 parking lot, terminating at Castillo Drive.

With the exception of the approximately 300 feet of pipeline connecting the proposed new water tanks to the existing water reservoir, all pipeline improvements would be installed within existing utility easements, utility conduits and otherwise previously disturbed areas. Pipeline improvements within existing utility easements and previously disturbed utility trenches would not result in significant environmental impacts. It is anticipated that the existing water reservoir would remain in-place for use in the storage of recycled water.

Please refer to the 2018 SSCSD Water System Master Plan for a detailed description of the proposed water tank project, including the proposed pipeline improvements. The Master Plan can be found at: http://www.sansimeoncsd.com/pdf/board_meetings/San%20Simeon%20CSD%20Master%20Plan%20DRAFT%2004052018.pdf

As with the existing community water reservoir, the new water tanks will be located on a portion of the Hearst Ranch, which is currently under a Conservation Easement. A Letter of Intent between Hearst Holdings, Inc. and the SSCSD describing the proposed new community water tanks has been approved by both parties (December 21, 2018) and complies with the existing easement.

Please refer to the attached project Site Plans for a detailed schematic of the proposed water tank construction, including pad and tank construction as well as the proposed potable water pipeline

improvements and connections to the existing community water infrastructure. Please refer to Figure 2, Site Plan/Aerial Overlay, for a detailed depiction of the proposed project site on the landscape.

2. PROJECT BACKGROUND: The San Simeon Community Services District provides potable water and recycled water service to the surrounding community, as well as wastewater treatment services. As discussed in the 2018 Master Plan, the SSCSD manages two primary production wells (as well as a third well that is leased and used on an infrequent basis), a reverse osmosis treatment unit that is used during high chloride events within the groundwater basin, the existing 150,000 gallon storage reservoir discussed above, a potable water distribution network consisting of 293 active customer accounts (as of June 2017), a side stream recycled water treatment system, a gravity sewer system consisting of approximately 1.6 miles of small diameter (6- and 8-inch) pipelines, and a wastewater treatment plant that treats both the community's wastewater and wastewater from the nearby Hearst San Simeon Historical Monument.

Community Water Storage Improvement Purpose and Need: As discussed in the 2018 San Simeon CSD Master Plan, water storage facilities are sized based on three components of storage, described as follows:

- Operational Storage. This covers the day to day demands of the existing system that exceed the average demands of the system (peak and maximum day for example). For San Simeon, this was calculated at 25% of the maximum day demand (or 33,250 gallons).

- Emergency Storage. This is the storage that is present in a water tank for short-term emergency events such as extended power loss or events that would prevent the system from operating under normal conditions and is intended to provide basic sanitary needs for the community for up to 48 hours. Based on the calculations in the Master Plan, the goal is to provide emergency storage equal to 50% of the maximum day demand or 66,500 gallons.

- Fire Storage. This is the volume of water sufficient enough to provide the required system fire flow as stated in the California Fire Code. Table BB105.1 of the CFC provides the required fire flow based on the type of construction of a structure and the square footage.

Based on the analysis of the current SSCSD potable water system and discussions with Cal Fire representatives as reported in the 2018 Master Plan, it was determined that existing potable water storage volume availability is far below what is required for fire suppression. As such, the purpose of the proposed project is to help bring the community water storage capacity up to meet fire suppression needs.

According to consultations with Cal Fire under the community Master Plan and a review of Table BB105.1 of the California Fire Code (2016), the volume of water needed for community fire suppression was determined to be 6,000 gallons per minute for a duration of 4 hours. This works out to 1.44 million gallons of required fire suppression storage. As with many communities, the fire storage requirement far exceeds the requirements of the other two components (operational and emergency storage) discussed above.

The total storage required for the community based on all three components of water storage is 1.54 million gallons (MG). The proposed project would result in the total storage capacity of 800,000 gallons, representing the initial step towards meeting the water storage needs.

Future water storage construction has not been planned or designed and funding has not been secured for additional water storage; as such, it would be premature and speculative to include a second phase of construction in this environmental impact analysis. However, if future water tanks are proposed at the current project site, it is anticipated that the future CEQA analysis will tier off of this Mitigated Negative Declaration pursuant to CEQA Guidelines Section 15152.

3. PROJECT LOCATION: The proposed project site is located on an approximately 3.6-acre agricultural parcel on the Hearst Ranch, northeast of the Community of San Simeon, on the north coast of San Luis Obispo County, CA (APN: 013-011-024). The proposed water tanks would be located up-slope from and approximately 530 feet northeast of the existing water reservoir accessed at the northern terminus of Pico Avenue. The proposed construction would be located on a 175 foot by 87 foot pad and would include approximately 300 feet of utility trenching in native soil (the remainder of utility improvements would be located within existing previously disturbed utility easements). The project site is bound by open space and agricultural use (livestock grazing).

The project site has the following approximate latitude/longitude coordinates: North: 35.6199°, West: -121.1414°. Please refer to Figure 1, Project Site Location/Vicinity, for a depiction of the proposed project location.

4. EXISTING SETTING: The existing site is adjacent to and northeast of the Community of San Simeon, northeast of Highway 1. The project site is regularly grazed and contains pipe fencing creating two horse paddocks. The site is bounded to the north and west by open agricultural space and Monterey pine forests, and an equestrian ranch located off Pico Creek Road to the north. Pico Creek bends around the area just beyond the ranch. On the south and east, the site is surrounded by grassland that is used for livestock grazing. The community of San Simeon is located to the south of the project site. The area surrounding the community is primarily undeveloped coastal plain, with open space owned by California State Parks and the Hearst Ranch.

5. ENVIRONMENTAL ANALYSIS: During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Impacts identified as "Impact can & will be mitigated" are considered to be significant but mitigable impacts. Those potentially significant items associated with the proposed uses can be minimized to less than significant levels. Please refer to the Initial Study Checklist and environmental impact analysis below.

INITIAL STUDY CHECKLIST

I.	AESTHETICS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	*Create an aesthetically incompatible site open to public view?*	☐	☐	☒	☐
b)	*Introduce a use within a scenic view open to public view?*	☐	☐	☒	☐
c)	*Change the visual character of an area?*	☐	☐	☒	☐
d)	*Create glare or night lighting, which may affect surrounding areas?*	☐	☒	☐	☐
e)	*Impact unique geological or physical features?*	☐	☐	☒	☐
f)	*Other:* _____	☐	☐	☐	☒

Setting. San Simeon is a small, approximately 100-acre, unincorporated community situated on the north coast of San Luis Obispo County, CA, and is situated along a portion of State Highway 1. The San Simeon community is bordered on the east by open space owned by the Hearst Corporation, on the north and south sides by State Parks property, and by the Pacific Ocean to the west.

The community is located on a coastal plain, bordered by the Pacific Ocean and the Santa Lucia mountain range on the east. Pico Creek is a perennial stream that borders the community to the north. The groundwater basin associated with the creek is the sole source of potable water for the community. The community has a residential and commercial component focusing on visitor services and tourism, much of which is attracted to the area by the nearby Hearst Castle. There are no industrial uses within the community.

The community is governed by a five-member elected San Simeon Community Services District Board of Directors. San Simeon's development occurred primarily in the 1960s and 70s. However, growth in recent years has been halted under a growth moratorium due to the shortage of potable water supply. Originally called San Simeon Acres, the community water and wastewater systems have been developed over many decades based on the originally purchased infrastructure.

The community weather pattern is relatively cool. San Simeon receives approximately 20 inches on average of rainfall. According to the 2010 census, San Simeon Community Services District has 462 residents, living in approximately 301 dwelling units. The commercial portion of the community is focused on tourism which represents a major component of the community water usage and wastewater production. There are approximately 706 hotel/motel units in SSCSD's service area according to the previously prepared Master Plan document (2006).

The proposed project site is located on an approximately 3.6-acre agricultural parcel on the Hearst Ranch, northeast of the Community of San Simeon. The project site is void of trees or shrubs, it is regularly grazed and contains pipe fencing creating two horse paddocks. The site is bounded to the north and west by open agricultural space and Monterey pine forests, and an equestrian ranch located off Pico Creek Road to the north. Pico Creek bends around the area just beyond the ranch. On the south and east, the site is surrounded by grassland that is used for livestock grazing.

Although the project site is blocked from public view by intervening topography, development of the approximately 25-foot tall proposed water tanks has the potential to be intermittently visible from public vantage points, primarily from travelers along Highway 1. However, development of the proposed water tanks would not obstruct or silhouette against any ridgelines.

Impact. As the overarching policy document guiding development for the community, the County of San Luis Obispo General Plan contains policies to ensure that development is compatible with the existing visual context. The County's Open Space and Conservation Element include policies to minimize visual impacts on surrounding natural landscapes and scenic views. In addition, the County's Zoning Code and Design Guidelines provide guidance on structural design requirements to ensure compatibility with surrounding land uses.

The proposed project site lies over a small ridgeline and is effectively blocked from view from public vantage points. However, development of the proposed 25-foot tall/50-foot diameter water tanks could have the potential to be visible from travelers along Highway 1 in the vicinity of the Pico Avenue intersection and the Pico Creek Bridge. Highway 1 is considered to be a scenic corridor under the County General Plan Conservation and Open Space Element and development in the vicinity requires a visual impact analysis.

Photosimulation and Visual Analysis

In order to provide the required visual assessment, a viewshed photosimulation of the proposed water tank project was prepared by Steve Puglisi Architects, Inc. (November 2018).

The photosimulation and visual analysis utilized topographic mapping obtained from the Department of Transportation (CalTrans) showing the elevations of Highway 1 from 500 feet north of the Pico Creek Bridge to 1,500 feet south of the Bridge. This information was combined with the topographic survey prepared for the proposed project. This data was combined into a 3-dimensional model and overlaid onto a Google Earth model and terrane mapping showing Highway 1 and the proposed water tank site. It is important to note that, according to the project site plans, the water tank pad would be built below-grade, reducing the elevation and profile of the new tanks.

The topographic and project site mapping details were used to create a virtual 3D "drive by" along Highway 1 that was used to determine the most prominent critical viewing areas from the scenic corridor. Four locations were chosen to represent the most prominent critical viewing areas of the project site and photos were taken at each location in order to pinpoint the exact opportunities for viewing the project development. The proposed water tanks were placed onto the landscape at the planned elevations utilizing the topographic data and superimposed into the site photos.

For the purpose of comparison, the analysis includes two photosimulations for each of the four critical viewing areas (please refer to Attachment B). As shown in Attachment B, the simulation shows the water tanks on the landscape without vegetation or intervening structures, the other photosimulation shows the same tanks superimposed onto the corresponding site photo showing existing vegetation and community structures. Red arrows are used to show the location of the project site within each photo since it cannot be seen clearly from any public vantage point.

Please refer to the attached SSCSD Water Tank Project Photosimulation and Visual Analysis (Attachment B) for a depiction of the four critical viewing areas with superimposed water tanks.

The result of the visual simulation shows that the proposed water tanks would be almost completely shielded from public views due to intervening topography, vegetation, and existing structural development within the community. The only other public vantage point with the potential for views of the site would be from Jasper Avenue, along the northeastern boundary of the community. Similarly, views from this vantage point would be completely blocked by intervening topography.

Because the proposed water tank construction would be blocked from public views, visual impacts and impacts to views from the scenic Highway 1 corridor would be considered less than significant.

However, the current project site is undeveloped and the introduction of the proposed project has the potential to result in significant but mitigable impacts related to new nighttime lighting and glare.

Mitigation/Conclusion. In order to reduce nighttime lighting and glare impacts to less than significant levels the following shall be required:

AES-1. The following project features shall be required:

- Project outdoor lighting shall be limited to the minimum required for security and safety;
- Outdoor lighting shall be of a minimal wattage required for security and safety;
- The height of outdoor light fixtures shall be limited to the minimum height allowed;
- Outdoor light fixtures shall include a solid/metal hood to direct light downward and shall be designed to avoid the spilling of light off-site; and
- The tanks shall include a painting schematic that shows the application of a color palate that disguises and blends the tanks into the natural environmental to the extent feasible.

Implementation of the above measures will reduce impacts to less than significant levels.

II. AGRICULTURAL RESOURCES - *Will the project:*		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	*Convert prime agricultural land to non-agricultural use?*	☐	☐	☐	☒
b)	*Impair agricultural use of other property or result in conversion to other uses?*	☐	☐	☐	☒
c)	*Conflict with existing zoning or Williamson Act program?*	☐	☐	☐	☒
d)	*Other:* _____	☐	☐	☐	☒

Setting. As discussed in the project Biological Resources Assessment (Kevin Merk Associates, December 24, 2018), the project site is located above the existing SSCSD water reservoir on a coastal terrace situated in the foothills below the western flank of the Santa Lucia Range. Elevations on the property range from approximately 77 to 194 feet (23-59 meters). The site includes an unpaved road that provides access to the existing SSCSD reservoir structure and to a cluster of satellite dishes to the northeast of the project area.

According to the Natural Resource Conservation Service soils map, the project site consists of the Conception loam (5-9% slopes) soil type. This is a gently sloping loamy claypan soil and is very poorly drained. The soil has moderate erodibility and low shrink-swell characteristics with potential septic system constraints due to slow percolation. This soil is considered Class III without irrigation and Class II when irrigated.

The site is currently part of the Hearst Ranch and also includes a pipe fence surrounding two horse paddocks. There is bare ground and disturbed areas within the interior fence line where there is a water trough shared by both paddocks. The site is actively grazed by horses. The SSCSD maintains a Letter of Intent with the Hearst Corporation for operation of the existing community water reservoir and for the construction of the proposed water tank project.

Impact. The project site is zoned Agriculture and Residential Multi Family and is part of the Hearst Ranch and is used for livestock grazing and contains a pipe-fence horse corral. The SSCSD has an approved Letter of Intent agreement with the Hearst Corporation that will allow development of the proposed water tank project. The proposed tank pad is relatively small (175 feet by 85 feet), and is located adjacent to the existing community water reservoir, minimizing the need for trenching in undisturbed soils. Development of the proposed project has been coordinated with the Hearst Corporation and would not significantly impact the agricultural operations of the Hearst Ranch.

Mitigation/Conclusion. No mitigation measures are necessary.

III.	AIR QUALITY/GREENHOUSE GAS EMISSIONS/ENERGY - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	*Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by the applicable air quality district?*	☐	☐	☒	☐
b)	*Expose any sensitive receptor to substantial air pollutant concentrations?*	☐	☒	☐	☐
c)	*Create or subject individuals to air pollution emissions or objectionable odors?*	☐	☐	☒	☐
d)	*Be inconsistent with an applicable Air Quality Management Plan?*	☐	☐	☒	☐
e)	*Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?*	☐	☐	☒	☐
GREENHOUSE GASSES					
f)	*Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*	☐	☐	☒	☐
g)	*Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.*	☐	☐	☒	☐
ENERGY					
h)	*Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*	☐	☐	☒	☐
i)	*Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*	☐	☐	☒	☐
j)	*Other:* _____	☐	☐	☐	☒

Setting. San Luis Obispo County is part of the South Central Coast Air Basin, which also includes Santa Barbara and Ventura Counties. The area is influenced by its proximity to the Pacific Ocean. Air quality in the San Simeon region of San Luis Obispo County is characteristically different than other regions of the County (i.e., the Upper Salinas River Valley and the East County Plain), although the physical features that divide them provide only limited barriers to transport pollutants between regions.

Both the US Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established ambient air quality standards for common pollutants. These ambient air quality standards are levels of contaminants representing safe levels that avoid specific adverse health effects associated with each pollutant. The ambient air quality standards cover what are called "criteria" pollutants because the health and other effects of each pollutant are described in criteria documents. Areas that meet ambient air quality standards are classified as attainment areas, while areas that do not meet these standards are classified as nonattainment areas. San Simeon is currently designated as nonattainment for the state and federal ambient air quality standards for ground-level ozone and $PM_{2.5}$ as well as the state standards for PM_{10}.

Locally, the Air Pollution Control District (APCD) has developed and updated their CEQA Air Quality Handbook (2012) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted for the County (prepared by APCD).

In San Luis Obispo County, ozone and PM_{10} are the pollutants of main concern, since exceeding the state health-based standards for those pollutants are experienced in certain parts of the air basin in most years. For this reason, the County of San Luis Obispo is designated nonattainment for the one-hour California Ambient Air Quality Standards (CAAQS) for ozone and the CAAQS for respirable particulate matter (PM_{10}). The County is designated attainment for national ambient air quality standards (NAAQS).

Naturally occurring asbestos (NOA) has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain naturally occurring asbestos. However, the San Luis Obispo County APCD has recently reviewed and updated their NOA policy and current mapped NOA data-set and combined it with the County serpentine map. As a result, the project site in the community of San Simeon was determined to fall outside of the NOA occurrence buffer.

<u>Construction Generated Emissions</u>

Construction-generated emissions are short term and of temporary duration, lasting only as long as construction activities occur, but possess the potential to represent a significant air quality impact. The construction of the proposed project would result in the temporary generation of emissions resulting from site preparation and grading, as well as from motor vehicle exhaust associated with construction equipment and the movement of equipment across unpaved surfaces and worker trips. Emissions of airborne particulate matter are largely dependent on the amount of ground disturbance associated with site preparation activities.

Greenhouse Gas Emissions

Data compiled by the United Nations Framework Convention on Climate Change indicates that, in 2010, total worldwide greenhouse gas (GHG) emissions were estimated to be 48,629 million metric tons of carbon dioxide equivalent (MMTCO2e), including emissions/removals from land use, land use change, and forestry; greenhouse gas emissions in the U.S. were 6,809 MMTCO2e, and emissions in California were 450 MMTCO2e.

Prominent GHG emissions contributing to the greenhouse effect are carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF6). GHG emissions in excess of natural ambient concentrations are responsible for intensifying the greenhouse effect and have led to a trend of global climate change or global warming. Global sources of GHG emissions include fossil fuel combustion in both stationary and mobile sources, fugitive emissions from landfills, wastewater treatment, agricultural sources, deforestation, high global warming potential (GWP) gases from industrial and chemical sources, and other activities.

While California's greenhouse gas emissions inventory is large, it has low emissions per capita. California ranks fourth lowest of the 50 states in CO_2 emissions per capita. The largest source of greenhouse gases in California is transportation. According to the most recent ARB Scoping Plan Inventory (2017) transportation contributed an average of 41% of the State's total greenhouse gas emissions between 2000 and 2017. Industrial emissions generation was the second-largest source at 24%.

Statewide legislation, rules and regulations that apply to GHG emissions associated with the project setting include the Sustainable Communities and Climate Protection Act of 2008 (Senate Bill [SB] 375), the Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32), Advanced Clean Cars Rule, Low Carbon Fuel Standard, Renewable Portfolio Standard, California Building Codes, and recent amendments to the California Environmental Quality Act (CEQA) pursuant to SB 97 with respect to analysis of GHG emissions and climate change impacts.

The California Air Resources Board (CARB), the California Environmental Protection Agency, San Luis Obispo County APCD and other governmental agencies with jurisdiction have developed guidelines and thresholds to address a project's cumulative contribution to GHG in the South Central Coast Air Basin. In order to assess GHG impacts, the APCD produced the "Greenhouse Gas Thresholds and Supporting Evidence" publication (March 28, 2012), which addresses GHG emission thresholds for significance.

The San Luis Obispo County APCD is the agency primarily responsible for ensuring that NAAQS and California ambient air quality standards (CAAQS) are not exceeded and that air quality conditions are maintained in the region. The County of San Luis Obispo APCD adopted the Clean Air Plan in January 1992; the Plan was updated in 1998, and again in 2001. The Clean Air Plan is a comprehensive planning document designed to reduce emissions from traditional industrial and commercial sources, as well as from motor vehicle use. The purpose of the County's Clean Air Plan is to address the attainment and maintenance of state and federal ambient air quality standards by following a comprehensive set of emission control measures within the Plan.

Impact. Temporary impacts from the project, including but not limited to excavation and construction activities, vehicle emissions from heavy duty equipment, have the potential to create dust and emissions that exceed air quality standards during construction for temporary and intermediate periods.

Construction Emissions

Construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. The proposed project is not expected to generate construction emissions in excess of the thresholds approved by the APCD [Ozone Precursors (ROG + NO_x) = 137 lbs. /day or 2.5 tons for projects lasting up to one quarter; Diesel Particulate Matter (DPM) = 7 lbs. /day or 0.13 tons for projects lasting up to one quarter; Fugitive Particulate Matter (PM_{10}) = 2.5 tons for projects lasting up to one quarter]. Because the project is within 1,000 feet of sensitive receptors, impacts related to fugitive dust emissions during proposed construction activities are considered significant but mitigable.

As proposed, the project would result in the disturbance of approximately 29,410 square feet (0.675 acres), which would include moving a total of approximately 4,808 cubic yards of cut (no fill proposed). This will result in the creation of construction dust, as well as short- and long-term vehicle emissions.

Based on Table 2-1 and 2-2 of the APCD CEQA Air Quality Handbook, estimated construction related emissions are as follows.

Table 1. Estimated Construction Emissions

Pollutant	Rate Factors	Total Estimated Emissions	APCD Quarterly Threshold	Threshold Exceeded?
ROG + NO_x	(Grading Volume x 0.0203) + (Grading Volume x 0.0935)	547.150 lbs.	5,000 lbs. (2.5 tons)	No
Diesel Particulate Matter (DPM)	Grading Volume x 0.0049	23.559 lbs.	260 lbs. (0.13 tons)	No
Fugitive Particulate Matter (PM_{10})	(0.349 acres) x 0.75 tons/acre/month of activity	0.506 tons	2.5 tons	No

Rate Factors and APCD Quarterly Thresholds from Tables 2-1 and 2-2 of APCD Air Quality Handbook (2012).

As shown above, the project would not exceed APCD's construction emissions thresholds for DPM, PM_{10}, or ROG + NO_x. However; the project's construction activities would result in short-term emissions from heavy equipment and motor vehicles, as well as fugitive dust (PM_{10}) emissions that could affect localized air quality. As described in the SLOAPCD CEQA Air Quality Handbook (April 2012), any project with grading areas greater than 4.0 acres or that are within 1,000 feet of any sensitive receptor to implement standard mitigation measures. Because the project disturbance has the potential to be within 1,000 feet of sensitive receptors, impacts related to construction emissions are considered significant but mitigable.

Construction equipment itself can be the source of air quality emission impacts, and may be subject to California Air Resources Board or APCD permitting requirements. This includes portable equipment, 50 horsepower (hp) or greater or other equipment listed in the APCD's 2012 CEQA Handbook, Technical Appendices. Truck trips associated with the materials that will be cut from the site may also be a source of emissions subject to APCD permitting requirements, subject to specific truck routing selected. Impacts related to vehicle and heavy equipment emissions are considered significant but mitigable.

Naturally occurring asbestos (NOA) has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain naturally occurring asbestos. However, the San Luis Obispo County APCD has recently reviewed and updated their NOA policy and current mapped NOA data-set and combined it with the County serpentine map. As a result, the community of San Simeon was determined to fall outside of the NOA occurrence buffer zone. Impacts related to NOA are considered less than significant.

The proposed project would include improvements and upgrades to existing water utility infrastructure, which has the potential to disturb asbestos that is often found in underground utility pipes and pipelines. Demolition can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). As such, the project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M – asbestos NESHAP). Impacts related to the demolition or disposal of existing utility pipes are considered to be significant but mitigable.

Operational Impacts

The proposed project consists of the construction of the proposed community water storage tanks and associated infrastructure improvements and would not result in operational impacts. Air quality impacts are expected to be limited to construction related emissions.

Greenhouse Gas Emissions

In order to assess GHG impacts, the APCD produced the "Greenhouse Gas Thresholds and Supporting Evidence" publication (March 28, 2012), which addresses GHG emission thresholds for significance. According to the APCD, in the absence of a Qualified GHG Reduction Strategy, the "Bright-Line" numeric threshold of 1,150 metric tons of CO2e per year represents an emissions level below which a project's contribution to global climate change would be deemed less than "cumulatively considerable." This threshold is equivalent to a project size of approximately 70 single-family dwelling units, or a 70,000 square-foot office building; it is anticipated to capture approximately 5% of all future projects, which equates to approximately 19% of future unmitigated emission. Based on the project description discussed above, the construction activities associated with the proposed water tank construction and infrastructure improvements would not have the potential to exceed the Bright-Line threshold and GHG impacts would be considered less than significant.

Energy Use

In regard to energy uses, the proposed project would utilize existing well pumps to fill the proposed water tanks. The project is limited to the development of increased water storage for the community

and the necessary infrastructure improvements, no increase in pumping is proposed. Establishing the necessary water storage is necessary to meet the fire flow requirements established by CalFire, and is not expected to consume unnecessary energy resources during project construction and operation. In addition, there are no conflict with state or local plans for renewable energy or energy efficiency.

Mitigation/Conclusion. The following mitigation shall be required in order to reduce impacts to less than significant levels:

AQ-1. To mitigate fugitive dust emissions related to project construction, the following shall be implemented:

a) Reduce the amount of the disturbed area where possible;
b) Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
c) All dirt stock pile areas should be sprayed daily as needed;
d) Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities;
e) Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established;
f) All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
g) All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
h) Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
i) All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
j) Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
k) Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible;
l) All of these fugitive dust mitigation measures shall be shown on grading and building plans; and
m) The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

AQ-2. The required mitigation measures for reducing nitrogen oxides (NOx), reactive organic gases (ROG), and diesel particulate matter (DPM) emissions from construction equipment are listed below:

- Maintain all construction equipment in proper tune according to manufacturer's specifications;
- Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle
- diesel fuel (non-taxed version suitable for use off-road);
- Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation;
- Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;
- Construction or trucking companies with fleets that that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance;
- All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit;
- Diesel idling within 1,000 feet of sensitive receptors is not permitted;
- Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
- Electrify equipment when feasible;
- Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,
- Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

AQ-3. Any scheduled disturbance, removal, or relocation of utility pipelines shall be coordinated with the APCD Enforcement Division at (805) 781-5912 to ensure compliance with NESHAP, which include, but are not limited to: 1) written notification, within at least 10 business days of activities commencing, to the APCD, 2) asbestos survey conducted by a Certified Asbestos Consultant, and, 3) applicable removal and disposal requirements of identified ACM.

Implementation of the above measures will reduce impacts to less than significant levels.

IV.	BIOLOGICAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	*Result in a loss of unique or special status species or their habitats?*	☐	☐	☒	☐
b)	*Reduce the extent, diversity or quality of native or other important vegetation?*	☐	☒	☐	☐
c)	*Impact wetland or riparian habitat?*	☐	☐	☒	☐
d)	*Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?*	☐	☐	☒	☐
e)	*Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service?*	☐	☐	☒	☐
f)	*Other:* _____	☐	☐	☐	☒

Setting: In order to assess project site biological resources, a Biological Resources Assessment (BRA) was prepared by Oliveira Environmental Consulting LLC Biologist and Senior Project Manager, Kevin Merk (Kevin Merk Associates, LLC. December 24, 2018). Please refer to this report for additional details on the project site biological resources.

As discussed in the report, the 3.6-acre site is located at the northeastern terminus of Pico Avenue in the community of San Simeon. The site is located on the western flank of the Santa Lucia Range and exhibits elevations ranging from approximately 77 to 194 feet above sea level.

The site includes an unpaved road that provides access from the northern terminus of Pico Avenue to the existing San Simeon CSD reservoir structure, which is on a paved pad and fenced with chain link. From the existing SSCSD reservoir, the unpaved road leads to the proposed water tanks site. The proposed new water tank site is fenced with an existing pipe fence/no-climb mesh, and an interior pipe fence that divides two existing horse corrals. The site is bound to the north and west by a band of coastal scrub and Monterey pine forest, and beyond is an equestrian ranch located off Pico Creek Road to the north.

Pico Creek bends around the area just beyond the ranch, originating from the western slope of the Santa Lucia Range and flowing in a southwesterly direction, forming a lagoon at the crossing of Highway 1 before discharging into the Pacific Ocean. It is bordered by riparian woodland and has estuarine wetland habitat at its mouth. Two ponds that are surrounded by freshwater marsh vegetation lie within the creek's riparian zone, just east of the Highway 1 Bridge. On the south and east, the site is surrounded by grassland that is used for livestock grazing. The community of San Simeon just to the south of the project site access road is relatively small (population 462). The

surrounding area is mainly undeveloped coastal plain, with open space owned by California State Parks and Hearst Ranch.

The proposed project would include a new water pipeline installed from the existing community reservoir up to the proposed new tanks. An existing unpaved access road would be improved by adding a surface of decomposed granite or crushed base to a width of 12 feet. The project also includes proposed improvements and upgrades to the community water infrastructure which would be co-located with existing, previously disturbed utility easements under roadways in the community of San Simeon.

Habitat Types

According to the project Biological Resources Assessment, three plant community or habitat types were observed in the study area and included: Developed/Ruderal; Grassland; and Coastal Scrub (please refer to the Biological Resources Assessment for a detailed depiction of on-site habitats). Within the proposed project impact area, grassland and ruderal were the primary habitat types. These habitat types are described as follows:

Developed/Ruderal

The areas identified as developed or ruderal include the access road, the existing reservoir, and areas of bare dirt or reduced vegetation due to horse trampling and grazing. Where plants occurred, they were predominately weedy non-native species that are adapted to disturbance, such as Mediterranean barley (*Hordeum marinum* ssp. *gussoneanum*), hare barley (*Hordeum murinum* ssp. *leporinum*), ripgut brome (*Bromus diandrus*), slender wild oats (*Avena barbata*), rattlesnake grass (*Briza maxima*), English plantain (*Plantago lanceolata*), sheep sorrel (*Rumex acetosella*) and fiddleneck dock (*Rumex pulcher*). Some small patches of grazed-down native purple needle grass (*Stipa pulchra*) were also seen as a rare component within the ruderal areas that were heavily grazed. The shoulders of the existing access road were disturbed to a greater degree than surrounding grassland areas and possibly were mowed as part of site maintenance and fire risk reduction.

Grassland

The grassland on-site consists mainly of non-native species as described above for ruderal habitats, but there were also patches of native bunchgrasses with elements of coastal terrace prairie community, particularly along the northern and northeastern perimeter of the site where grazing impacts were reduced. In these areas, native grasses consisted of purple needle grass, California oatgrass (*Danthonia californica*), and blue wild rye (*Elymus glaucus*). Other native species were Santa Ynez false lupine (*Thermopsis macrophylla*) and western rush (*Juncus occidentalis*). Adjacent to and outside of the study area and along the fence line in the northern and northeastern edges, were elements of the surrounding Monterey pine forest consisting of one isolated Monterey pine tree that was deceased from pitch canker, toyon (*Heteromeles arbutifolia*), and young coast live oaks (*Quercus agrifolia*), as well as a few coyote brush (*Baccharis pilularis*) shrubs.

Coastal Scrub

The coastal scrub community on-site occurs along the edges of the existing access road and was dominated by coyote brush. Other species included California sagebrush (*Artemisia californica*), coast live oak, toyon, and California poppy (*Eschscholzia californica*).

Special-Status Plants

The project biological analysis included a detailed mapping and assessment of special-status plants. A total of ten special-status plant species were determined to have the potential to occur on-site within the grassland or coastal scrub habitat types, plus one species that was observed during the survey. None of these species are federally or state listed as Threatened or Endangered or are Candidates for listing, but instead are California Rare Plants. One Monterey pine (*Pinus radiata*) was present within the study area, outside of the project disturbance boundary. This tree was deceased and had evidence of pitch canker disease. It occurred just inside the fence line, and while numerous Monterey pine trees were present just beyond the northern half of the site, none occurred in the impact area. No other special-status plant species were observed during the survey; however, the initial visit occurred during the driest time of year when many annual plant species were unidentifiable and were impacted by horse grazing and trampling.

The following rare plant species are considered to have potential to occur on-site due to plant community and soils affiliations, documented elevational range, and records in the site vicinity (refer to the project Biological Resources Assessment for a summary of ecological information). The species with potential to occur on-site include:

- Hickman's onion (*Allium hickmanii*);
- Dwarf goldenstar (*Bloomeria humilis*);
- Brewer's calandrinia (*Calandrinia breweri*);
- Cambria morning-glory (*Calystegia subacaulis* ssp. *episcopalis*);
- San Luis Obispo owl's-clover (*Castilleja densiflora* var. *obispoensis*);
- Compact cobwebby thistle (*Cirsium occidentale* var. *compactum*);
- Blochman's dudleya (*Dudleya blochmaniae* ssp. *blochmaniae*);
- Perennial goldfields (*Lasthenia californica* ssp. *macrantha*);
- Marsh microseris (*Microseris paludosa*);
- Gairdner's yampah (*Perideridia gairdneri* ssp. *gairdneri*); and
- Monterey pine (*Pinus radiata*) — one deceased tree observed

Based on the above list of special-status plants with the potential to occur on-site, seasonally timed rare plant surveys were recommended to determine whether these species occur on-site.

Seasonally Timed Rare Plant Survey

As a result of the identification of 11 special-status plants with the potential to occur on-site and as recommended in the project Biological Resources Assessment, the project biologist, Kevin Merk, conducted botanical surveys on April 25 and June 7, 2019 to supplement the August 31, 2018 site visit documented in the BRA.

The rare plant surveys were conducted in accordance with accepted protocols developed by the U.S. Fish and Wildlife Service (U.S. Fish and Wildlife Service, 2000; USFWS), California Department of Fish and Wildlife (California Department of Fish and Wildlife, 2000; CDFW), and California Native Plant

Society (California Native Plant Society, 2001; CNPS). As required under these protocols, the rare plant surveys included the following efforts:

- Survey personnel traversed all suitable habitat within the entire project area on foot by walking meandering transects to ensure thorough coverage of the area;
- Surveys were spaced throughout the spring season to document the site's flora; and
- Surveys were floristic in nature, and all plant species observed were recorded and identified to a sufficient level to determine rarity.

The rare plant surveys conducted in April and June 2019 identified two special status plants growing outside of the project disturbance boundary and along the outer perimeter of the study area, and included Cambria morning glory (*Calystegia subacaulis* ssp. *episcopalis*) and Blochman's dudleya (*Dudleya blochmaniae* ssp. *blochmaniae*). One dead Monterey pine (*Pinus radiata*) was still present in the outer, northeastern limits of the study area and since it was dead, it was not mapped. Other Monterey pine trees were present outside the study area and are common in the region. In addition, an area of native grassland was observed in the northern part of the study area, and the Habitat Map included in the BRA was revised to show the limits of this plant community (please refer to the attached Rare Plant Survey Results for the SSCSD Water Improvement Project. July 29, 2019).

Cambria morning glory (*Calystegia subacaulis ssp. episcopalis*)
This is a California Rare Plant Rank (CRPR) 4.2 species, was observed in patchy, low density occurrences (i.e., 1-4 plants/square meter) along the eastern fence-line. Several individual plants were also observed growing in the dense non-native grassland areas along the western part of the study area. Cambria morning glory was observed as a common component of the extensive grasslands to the east of the site, and the species is known to occur throughout grasslands in the northern San Luis Obispo coastal areas extending southward to Santa Maria in northern Santa Barbara County. The CRPR 4.2 listing means the species is of limited geographic distribution and on a watch list. The threat ranking of 0.2 means it is moderately threatened. As stated above, it is common in the region, and while the proposed project may impact several individuals growing along the eastern fence-line between the existing reservoir and proposed water tank site, the project would not result in significant impacts to this species existence in the region.

Blochman's Dudleya (*Dudleya blochmaniae ssp. blochmaniae*)
This is a CRPR 1B.2 species that was observed at two distinct locations along the outer limits of the western study area. Exposed rock outcroppings just outside the western fence-line supported roughly 50 individual Blochman's Dudleya plants. The majority of the study area contained dense non-native grassland with a buildup of thatch, and was not suitable habitat for this species. The CRPR 1B.2 listing means it is rare throughout its range. The threat ranking of 0.2 means it is moderately threatened. The species is known to occur on shallow rocky soils and along the margins of rock outcrops throughout coastal San Luis Obispo County. The project as proposed would not impact this species.

Monterey pine (*Pinus radiata*)
This is a CRPR 1B.1 species and was observed as a common element of the woodland habitat on the slopes outside the study area. One dead individual was observed in the study area, and several other trees were present in the fenced pasture, but outside the proposed project footprint. The CRPR 1B.1

listing for this species means it is rare throughout its range. The threat ranking of 0.1 means it seriously threated in California. The species occurs in three primary geographic areas in the Central California area, which includes northern Santa Cruz County, the Monterey Peninsula in Monterey County, and the Cambria/San Simeon area of northern San Luis Obispo County. The species has been planted worldwide as an important commercial lumber tree, and is also commonly used in landscaping. The proposed project will not impact any Monterey pine trees.

Sensitive Natural Communities

The CNDDB identifies Monterey pine forest as a sensitive natural community that occurs to the north of the project site, north of Pico Creek. Monterey pine forest was observed during the survey just outside the study area, to the northwest, north, and northeast of the site. In this area, it generally occurred intermixed with coastal scrub or had components of coast live oak and toyon, in which Monterey pine was either co-dominate or not dominant.

Wetlands

The National Wetland Inventory (NWI) map shows freshwater forested/shrub wetland areas along Pico Creek to the north, but it does not extend into the project study area. As shown in the BRA, the NWI map also notes the spring to the south of the site as freshwater emergent wetland habitat, which does not occur in the study area.

Special-Status Wildlife

Based on the records search and surveys completed as part of the project BRA, there is potential for one rare invertebrate species, five special-status amphibian or reptile species, 12 special-status bird species, and one special-status mammal species to occur on-site. In addition, one special-status bird species was observed during the field survey. These species and associated in-field observations are summarized below.

Obscure bumblebee (*Bombus caliginosus*).

This species may occur on-site from March to October, and are most likely to occur around the perimeter of the site where there is greater vegetative cover. The only record from the vicinity is from 1975. This invertebrate species does not have specific listing status, but would be considered to be of local or regional concern.

Southwestern pond turtle (*Actinemys pallida*).

This species is known to be extant in Pico Creek and the ponds within the creek's riparian zone just upstream of the Highway 1 Bridge. Although there are no ponds or permanent streams on the property, they could use upland habitats on the site for refugia in fall/winter. Southwestern pond turtles move away from aquatic sites in late summer or fall when water levels decline. According to wildlife studies in Pico Creek, observed turtles left the water, or moved from aquatic sites when water levels declined to begin a period of dormancy. They stayed within 50 meters of the aquatic habitat until late October, when some individuals moved as far as 350 meters from water and remained there through the winter.

The proposed project impact areas are within 188 to 230 meters of suitable and occupied aquatic habitat in Pico Creek. However, due to low vegetative cover, any individuals are unlikely to remain

on-site during periods of dormancy. In addition, the project site is just beyond the distance from water that turtles were found to nest. Although adult turtles are capable of making longer overland movements, the hatchlings must successfully migrate to water, which may limit the amount of upland habitat that is used for nesting.

San Simeon slender salamander (*Batrachoseps incognitus*).
This species occurs along the crest of the Santa Lucia Range near San Simeon, reaching to near sea level by San Simeon Pier, and extending Northwest along the western flank of the mountains to Gorda. However, little is known about this species especially in areas with privately held lands. They could occur in the forest habitat beyond the perimeter of the project site and there is a slight possibility they could move through grassland areas on-site during moist nights in the spring when they are surface active.

California red-legged frog (*Rana draytonii*).
This species is a federally Threatened species that is known to be extant in Pico Creek and the ponds upstream of Highway 1. While generally found in close proximity to water in the spring and summer, they occupy upland areas when water levels recede in the late-summer and fall, as well as during rainy periods in the winter. Individuals migrating between aquatic sites used for summer residence and other aquatic sites used for breeding have been found to move overland distances of at least 2,800 meters (Bulger et al. 2003).

The project impact areas are within 188 to 230 meters of suitable and occupied aquatic habitat in Pico Creek. Therefore, it is possible that frogs may occur at the study site in winter, although unlikely. They may move through the site during nighttime overland movements in the winter rain season. If there are objects (such as the proposed water tank development) present, they may take cover under these objects during the day.

California newt (*Taricha torosa*).
This species is primarily a terrestrial species, migrating to ponds, reservoirs and streams to breed. In central California, this species occupies rolling woodland and grassland, and they can migrate up to 3,200 meters from aquatic breeding sites. Newts may be found under cover objects or walking around near rural residences. Although there are no CNDDB records within five miles of the project site, numerous records of populations from coastal streams have been documented from San Simeon and Santa Rosa creeks, where they generally occupy upstream areas in more mountainous and rocky conditions. Pico Creek is situated in a large enough watershed where they may occupy upstream habitats, and periodically be washed downstream. There is suitable grassland habitat on-site, and they could temporarily occupy these areas during winter or spring when the ground is wet.

Two-striped gartersnake (*Thamnophis hammondii*)
This species is known to be extant in Pico Creek. This species is highly aquatic in summer, where they consume aquatic prey. In winter they are mostly inactive in upland habitats, where they use small mammal burrows. During previous studies they were found far from water beginning in mid-October, and occurred in grassland or scrub habitats. Mean distance to water for individuals in winter ranged from 50 to 182 meters. There is suitable upland habitat on-site in grassland and scrub areas, and

California ground squirrels (*Otospermophilus beecheyi*) were observed on-site that provide suitable burrows for overwintering two-striped gartersnakes.

Tricolored blackbird (*Agelaius tricolor*)
This species is a Candidate for state Endangered status. It has been observed at Pico Creek (The Cornell Lab of Ornithology 2018a), where there is potentially suitable nesting habitat in wetland vegetation near the mouth of the creek and surrounding the ponds just upstream of Highway 1. Potentially suitable foraging habitat is present on-site in grazed grassland areas, and this species occurs in the area year-round. Due to the proximity of wetland vegetation along Pico Creek, periodic foraging onsite or individuals moving through the site may occur, but no nesting or roosting habitat is present on or immediately adjacent to the project site.

Grasshopper sparrow (*Ammodramus savannarum*)
This species has been observed at Pico Creek, and there are also numerous sightings along the coast in the vicinity (The Cornell Lab of Ornithology 2018a). Potentially suitable foraging and nesting habitat is present onsite in grassland areas, where it could nest on the ground in dense grass within the project impact area.

Golden eagle (*Aquila chrysaetos*)
This is a state Fully Protected species that could potentially occur on-site periodically. There are numerous sightings along the coast in the project vicinity (The Cornell Lab of Ornithology 2018a). Potentially suitable foraging habitat is present on-site in grassland areas, but may not be expansive enough to be ideal. No nesting habitat occurs in the project impact area. Their preferred nesting habitat is associated with cliffs, and no raptor nests were seen in large trees surrounding the site, making impacts to this species from the project unlikely.

Long-eared owl (*Asio otus*)
This is a Species of Special Concern for nesting. It has been recorded in close proximity to the site, and the project area is within the year-round range of the species (The Cornell Lab of Ornithology 2018a). Suitable foraging habitat is present in grassland and coastal scrub areas on-site. They roost in dense forests, which are not present on-site, and the area surrounding the site is marginal due to a more open canopy. Suitable nesting habitat is present in mixed forest/scrub habitat around the perimeter of the site. There is a possibility they could nest on the ground in grassland on the project site.

Burrowing owl (*Athene cunicularia*)
This is listed by CDFW as a Species of Special Concern for burrowing sites and some wintering sites. It has been recorded in close proximity to the site, and the project area is within the year-round range of the species (The Cornell Lab of Ornithology 2018a, 2018b). Potentially suitable foraging and nesting habitat are present in grassland and coastal scrub areas onsite. However, the coastal populations in San Luis Obispo County are considered to no longer breed in this area (Wilkerson and Siegel 2010). California ground squirrels that excavate burrows used by owls were observed onsite, but did not exist as a large colony that is typically used for breeding sites. This species is not expected to nest onsite but could occur as an uncommon transient moving through the area.

Ferruginous hawk (*Buteo regalis*)
This species occurs in this area only during winter, and has been recorded within five miles of the project area. Potentially suitable foraging habitat is present in grassland habitats on-site, but they do not nest in this region. Grasslands on-site are not expansive enough to be ideal foraging habitat.

Northern harrier (*Circus cyaneus*)
This species was observed flying over the site during the survey. Marginally suitable foraging habitat is present in grassland areas, but may not be expansive enough to be ideal. Nests are placed on the ground in clumps of vegetation. However, the project site is relatively small in size with a high level of human and grazing disturbance, and with the abundance of high-quality nesting habitat surrounding the site, they are unlikely to nest on-site. This species is listed by CDFW as a Species of Special Concern for nesting.

White-tailed kite (*Elanus leucurus*)
This is considered a Fully Protected species by CDFW for nesting. It has been observed at Pico Creek and at numerous other locations in the site vicinity (The Cornell Lab of Ornithology 2018a). Suitable foraging habitat is present in grassland areas on-site, but the heavily grazed nature of much of the site is not ideal. Nesting could occur in the forest edge habitat surrounding the site, but no nesting habitat is present on the site.

California horned lark (*Eremophila alpestris actia*)
This species has been observed in close proximity to the project site (The Cornell Lab of Ornithology 2018a). Suitable foraging and nesting habitat are present in grazed grasslands on-site, and they nest on the ground preferring bare ground or sparse vegetation. Since they are not negatively affected by grazing disturbance, they could occur on-site.

Prairie falcon (*Falco mexicanus*)
This species has been recorded in the site vicinity, although this is considered rare (The Cornell Lab of Ornithology 2018a). Suitable foraging habitat is present in grassland and coastal scrub habitat on-site. However, no nesting habitat is present on-site, and there is only a slight possibility they would nest in trees surrounding the site. This species is listed by CDFW as a Species of Special Concern for nesting. If they were to occur on-site, their occupancy would be rare while foraging or moving through the site.

American peregrine falcon (*Falco peregrinus anatum*)
This is considered a Fully Protected species by CDFW for nesting. It has been recorded in the site vicinity, but sighting records have been suppressed (The Cornell Lab of Ornithology 2018a). Potentially suitable foraging habitat is present in grassland areas on-site, but no nesting habitat is present on or adjacent to the site. If they were to occur onsite, their occupancy would be rare while foraging or moving through the site.

Loggerhead shrike (*Lanius ludovicianus*)
This species has been recorded at several locations in the project vicinity (The Cornell Lab of Ornithology 2018a). Suitable habitat for foraging is present in the project area in grassland and scrub habitat. There is no nesting habitat in project impact areas, but could potentially nest in brushy or

forested areas beyond the project site, including in the scrub along the entrance road. Could occur onsite periodically while foraging.

Yellow warbler (*Setophaga petechia*)
This species has been recorded on numerous occasions on Pico Avenue adjacent to the project site (The Cornell Lab of Ornithology 2018a). This species is closely tied to riparian habitat for foraging and nesting, however, this habitat does not occur on-site. Since they are known to occur in such close proximity, there is a chance they could periodically move through the site.

Pallid bat (*Antrozous pallidus*)
This species could forage in the grassland and coastal scrub habitats on-site. Roosting habitat (maternity, winter, daytime or night roosts) are not present on the property or in nearby areas.

Designated Critical Habitat
California red-legged frog critical habitat has been designated in the community of San Simeon in proximity to areas proposed for utility improvements under the proposed project. No designated critical habitat is present within the grassland or coastal scrub habitats where the proposed water tanks would be placed or improvements to the access road would occur. Designated critical habitat for the south- central California coast steelhead (*Oncorhynchus mykiss irideus*) is present within Pico Creek, but is not in close proximity to the project site.

Combining Designations and Environmentally Sensitive Habitat Area (ESHA)
The County of San Luis Obispo Coastal Zone Land Use Ordinance (CZLUO) and corresponding North Coast Planning Area Rural Combining Designation Map specifies and maps Combining Designation areas on the North Coast. The Coastal Zone Land Use Ordinance identifies the following Combining Designations related to biological resources within the project site area:

- Terrestrial Habitat/Sensitive Resource Area - 500 acres of Monterey pine forest north of the project site;
- Coastal Stream - Pico Creek, which is located off-site and is known habitat for steelhead spawning as well as other special-status species;
- Riparian Vegetation - along Pico Creek; and
- Sensitive Resource Area - coastal terrace to the south of the site and west of Highway 1.

As discussed in the project BRA, the subject site itself does not include any of the Combining Designation areas listed above. However, these listings were used to guide the site-specific biological survey in order to inform the survey methodology and to confirm the presence or absence of these resources on-site.

Environmentally Sensitive Habitat Areas (ESHA) are defined in Section 23.11 of the CZLUO as a type of Sensitive Resource Area where plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could easily disturbed or degraded by human activities and development. They include wetlands, coastal streams and riparian vegetation, as well as terrestrial and marine habitats and are mapped as Land Use Element Combining Designations. ESHA is the same as an Environmentally Sensitive Habitat. The project

impact area is not mapped as, or within 100 feet of, ESHA according to the North Coast Planning Area Rural Combining Designation Map.

Although mapped ESHA does not occur on-site, the site has the potential to support unmapped ESHA. The CZLUO defines unmapped ESHA as areas containing features or natural resources with equivalent characteristics and natural function as mapped sensitive habitat areas or mapped ESHA.
As a result of the project biological assessment, it was determined that the biological resources associated with ESHA and/or the Combining Designations listed above were absent from the proposed project site. In addition, given the disturbed nature of the project impact areas, the project site does not meet the definition of unmapped ESHA under the CZLUO.

However, consistent with the requirements of development within or adjacent to ESHA, it is important to note that the project includes the required biological resources report as stipulated under Section 23.07.170 (Environmentally Sensitive Habitats) of the CZLUO. The results of which are discussed in detail herein. Consistent with the CZLUO development standards for environmentally sensitive habitats, the project has been designed in a manner that avoids and/or mitigates any significant disruption or degradation of habitat values.

Impact. The proposed project would permanently affect approximately 29,410 square feet of grassland and ruderal habitat for the construction of the tank pad, installation of the two water tanks and minimal utility trenching in undisturbed soils. Improvements to the access road would also permanently affect less than one acre of grassland and coastal scrub habitat. Temporary effects to grassland habitat would occur as a result of trenching for the installation of new water pipe to connect the existing reservoir to the proposed new water tanks, including grading around the access road and tank pad, as needed for construction of these facilities. The proposed utility upgrades and improvements in the community of San Simeon will occur in the developed areas of roadways and existing utility easements, and will not affect any natural habitats.

The project does not involve any tree removal or encroachment into the Monterey pine forest habitat that surrounds the site. No wetlands, ponds, streams, drainage channels or other hydrologic features are present on the property, and there would be no indirect effects to these habitats located on areas adjacent to the property.

Special-Status Plant Impacts
The Biological Resources Assessment prepared for the proposed project included the potential for significant but mitigable impacts to rare plant species. The BRA included mitigation measures to address potential impacts to rare plants, including seasonally timed rare plant surveys and conducting salvage and relocation efforts under a rare plant compensatory mitigation plan for any special-status plants that may occur on-site.

Rather than requiring additional studies as mitigation for the proposed project, and in consultation with the County of San Luis Obispo Environmental Division, it was determined that the project environmental determination would be postponed until the recommended seasonally timed rare plant surveys have been completed. Since then, the required surveys have been completed, the results of which are summarized above.

As a result of the seasonally timed rare plant surveys it has been determined that implementation of the mitigation measures listed below will reduce impacts to special-status plants to less than significant levels.

Special-Status Wildlife Impacts

Insects/Mammals

The obscure bumblebee is included on the special-status species lists within the CNDDB (CDFW 2018c) and *Special Animals* (CDFW 2018a), but it does not have listing status that would trigger significance under CEQA. Impacts to the obscure bumblebee are considered less than significant.

The pallid bat could potentially forage on-site, but no roosting habitat is present on-site or in close enough proximity to the site that roosting activity could be affected by construction disturbance. Foraging behavior is not expected to be impacted because they forage at night and construction activities would occur during the day. The loss of approximately 29,410 square feet of grassland and ruderal habitat that supports prey species would not be considered a significant impact, especially considering the amount of habitat that will remain within the study area and in surrounding areas. No potential roosting habitat will be lost or temporarily affected by the project. Impacts to the pallid bat are considered less than significant.

Amphibian and Reptile Species

The special-status amphibian and reptile species considered as having potential to occur in or occupy aquatic or mesic forested habitats in the late spring and summer, and use upland habitats in the fall (depending on when water levels decline) through the winter include the southwestern pond turtle, San Simeon slender salamander, California red-legged frog, California newt, and two-striped gartersnake. The other amphibian and reptile species listed above would inhabit Pico Creek, the ponds near Highway 1, and the adjacent wetland habitat and riparian woodland throughout the spring and summer. The only exception is the southwestern pond turtle, which lays eggs in upland habitats in the summer, but the project impact areas are beyond the distance that females travel from water for excavating nest sites.

The California red-legged frog is a federally Threatened species; therefore, impacts to any individuals would be considered take under the Federal Endangered Species Act. The proposed project impact areas are within 188 to 230 meters of suitable and occupied aquatic habitat in Pico Creek, which is well within the maximum distance that adult California red-legged frogs have been found to move away from water when occupying terrestrial habitats, during periods of winter inactivity or while undergoing breeding migrations. Two streams are present to the south of the project site that are within the species' dispersal distance from Pico Creek, and one of these is known to be occupied by the species. Grassland and scrub habitats are suitable for frog overland movements. Therefore, frogs could pass through the site while migrating to other area streams or during other bouts of terrestrial activity in the winter. They could become entrapped in trenches or steep-walled excavations that are left open at night, or take refuge under construction material such as stacks of pipe or metal. They would not occur on-site during dry periods due to the lack of aquatic habitat, mesic conditions, or dense vegetation.

Based on the analysis in the project BRA, impacts to special status amphibian and reptile species (including the California red-legged frog) are considered significant but mitigable.

The proposed community utility improvements and upgrades would occur in designated critical habitat for the California red-legged frog. However, no natural habitat would be affected by this phase of the project since all work will occur in developed habitat that would not be considered to be part of the designated critical habitat since it does not contain the physical or biological features that are essential to the conservation of this species. Impacts to designated critical habitat from the proposed utility improvements and upgrades are considered less than significant.

Nesting Birds

Direct effects to special-status adult birds are not expected to occur as a result of construction activities because these mobile individuals could easily move out of harm's way and forage in other nearby areas. However, construction during the nesting season (February 1 to August 31) would have the potential to interrupt breeding or nesting behavior, which could lead to the abandonment of nests containing eggs or young, causing their mortality. Species that nest in the woodland or scrub habitats surrounding the site could also be affected if they are in close enough proximity to noise and physical disturbance. The active nests of ground-nesting species could also be impacted during vegetation removal. In addition to the special-status bird species with potential to occur in the area, nesting activities of common species of birds protected under the Migratory Bird Treaty Act and California Fish and Game Code could be affected by the project. Impacts to nesting birds are considered significant but mitigable.

Riparian Habitat and Sensitive Natural Community Impacts

No Riparian habitat is present on the property, and the proposed action would not indirectly affect Riparian habitat off-site. Monterey Pine Forest is considered to be a sensitive natural community (S1.1) recorded in the CNDDB as occurring in to the north of the property and north of Pico Creek. Monterey pines occur in a band just beyond the northern boundary of the site, and are mixed with components of coastal scrub habitat, as well as toyon and coast live oak. The proposed project does not occur in this habitat and there would be no indirect effects on these offsite areas. Therefore, impacts to Riparian habitat or sensitive natural communities are considered less than significant.

No wetland habitat is present on the property, and there are no basins or swales that would collect water and could potentially support wetland vegetation during years with above-average rainfall. Additionally, no streams, drainages, or channels that convey water and potentially could be regulated other waters are present. Improvements to the access road will occur approximately 100 feet from freshwater emergent wetland habitat off-site that is associated with a spring to the south. In addition, with the incorporation of BMPs described in the mitigation requirements below, impacts to wetlands or streams occurring in off-site areas will be reduced to less than significant levels. Additionally, the project would not affect the movement of native wildlife or influence wildlife corridors because no elements of the proposed project would affect use of the property.

Mitigation/Conclusion. In order to reduce impacts to biological resources to less than significant levels, the following mitigation measures shall be implemented:

BIO-1. All vegetation removal, excavation of the tank pads, and trenching for the segment of new water line between the existing reservoir and new tanks shall occur from middle of May to late October, depending on weather conditions. If other phases of construction cannot take place during this period, Mitigation Measure BIO-2 shall apply.

BIO-2. If construction activities cannot be completed within the dry season window as described in Mitigation Measure BIO-1, a qualified biologist shall complete a daily pre-activity survey of all areas in which construction activities are planned for the day, including an inspection of stored materials, parked vehicles and any trenches that were open overnight. If any California red-legged frogs are found on-site, the biologist shall immediately contact the USFWS and work shall be halted until proper clearance has been given by the USFWS. If any southwestern pond turtles, San Simeon slender salamanders, California newts or two-striped gartersnakes are found, the qualified biologist shall ensure that these individuals are not killed or injured by the work.

BIO-3. A pre-construction survey for all special-status wildlife species shall be conducted within 24 hours prior to the commencement of initial vegetation removal and/or site grading and/or trenching. If work commences on different areas at different times, a separate preconstruction survey shall be conducted before the start of work in each area. A qualified biologist shall inspect underneath any objects such as lumber, boards, logs, rocks, and brush piles for wildlife species that may be present in impact areas. If any federally listed species are found, the USFWS shall be notified as described in Mitigation Measure BIO-2. If any birds' nests are found, the measures described below in Mitigation Measure BIO-5 shall be followed.

BIO-4. Conduct the initiation of construction activities outside of the nesting season. All initial site disturbance shall be limited to the time period between September 1 and November 1, if feasible. If initial site disturbance such as vegetation removal, grading, and trenching cannot be conducted during this time period, implementation of Mitigation Measure BIO-5 is required.

BIO-5. Conduct a pre-construction nesting bird survey. If it is not possible to schedule the initiation of construction between September 1 and November 1, a qualified biologist shall conduct a pre-construction survey for nesting birds within 250 feet of project impact areas to ensure that no active nests will be disturbed. The pre-construction survey shall be conducted no more than seven days before the initiation of construction activities in any given area of the project site. During this survey, the qualified biologist shall inspect all potential nest substrates in the impact area, and any nests identified will be monitored to determine if they are active. If no active nests are found, construction may proceed. If an active nest is found within 50 feet (250 feet for raptors) of the construction area, the biologist, in consultation with CDFW, shall determine the extent of a buffer to be established around the nest. The buffer will be delineated with flagging, and no work shall take place within the buffer area until the young have left the nest, as determined by a qualified biologist.

BIO-6. Prepare and present a Worker Environmental Awareness Program. A qualified biologist shall prepare a Worker Environmental Awareness Program that will be presented to all

construction personnel and employees before any ground-disturbing activities commence at the project site. This program shall detail the measures undertaken during project implementation to avoid and minimize impacts on biological resources. It shall include a description of special-status species potentially occurring on the project site and their natural history; the status of the species and their protection under the FESA, CESA, Bald and Golden Eagle Protection Act, MBTA, and California Fish and Game Code; and the penalties for take. All attendees of the Worker Environmental Awareness Program shall sign an attendance form.

BIO-7. Observe construction standard operating and Best Management Practices (BMPs). The following standard practices are recommended to reduce various project impacts on biological resources.

a) Prior to the start of construction, the limits of disturbance shall be clearly delineated by stakes, construction fencing, flags, or another clearly identifiable system.
b) All pipes, metal tubing, or similar materials stored or stacked on the project site for one or more overnight periods shall be either securely capped before storage or thoroughly inspected for wildlife before the materials are moved, buried, capped, or otherwise used. In addition, materials such as lumber, plywood, and rolls of silt fence stored on site shall be thoroughly inspected before use. Materials that could provide shelter/nesting habitat for birds shall be covered with netting or other exclusion methods during the nesting season, where feasible and appropriate, to prevent birds from building nests. If encountered, wildlife shall be allowed to escape unimpeded, or relocated by a qualified biologist to a designated appropriate habitat area away from construction activities. Any wildlife relocations shall be authorized as necessary by CDFW and/or USFWS.
c) To prevent entrapment of wildlife, all excavations (e.g., steep-walled holes or trenches) more than 6 inches deep shall be covered with plywood or similar materials when not in use or contain escape ramps constructed of dirt fill, wooden planks, or other material that wildlife could ascend. The amount of time trenches or other excavations are left open shall be minimized. All excavations more than 6 inches deep shall be inspected daily prior to the start of construction and immediately before being covered or filled. Any wildlife discovered shall be allowed to escape unimpeded before construction activities resume or shall be relocated by an authorized biologist in accordance with CDFW and/or USFWS regulations.
d) Dust suppression shall occur during construction activities when necessary to meet air quality standards and protect biological resources. Dust control is an important component to minimize impacts on native vegetation growing on or adjacent to the site. BMPs for dust abatement shall be a component of the project's construction documents.
e) To minimize disturbance, all vehicle traffic shall be restricted to established roads, construction areas, and other designated areas.
f) No vehicles or equipment shall be refueled within 100 feet of wetlands or streams (including offsite areas) unless a bermed and lined refueling area is constructed. No vehicles or construction equipment shall be stored overnight within 100 feet of these areas unless drip pans or ground covers are used. Spill kits shall be maintained on the site, and a spill response plan shall be in place.

g) No concrete washout shall be conducted on the site outside of an appropriate containment system.
h) The use of chemicals, fuels, lubricants, or biocides shall be in compliance with all local, state, and federal regulations. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other state and federal legislation.
i) All food-related trash items (e.g., wrappers, cans, bottles, food scraps), small construction debris (e.g., nails, bits of metal and plastic), and other human-generated debris (e.g., cigarette butts) shall be stored in animal-proof containers and/or removed from the site on a weekly basis. No deliberate feeding of wildlife shall be allowed.

BIO-8. Install appropriate erosion controls and revegetate graded areas. All areas where temporary construction-related impacts have taken place shall have appropriate erosion controls and other stormwater protection BMPs installed to prevent erosion potential. As part of the local approval process, a Sediment and Erosion Control Plan shall be prepared that specifically seeks to protect the drainages and wetland and riparian habitat adjacent to the construction area. Silt fencing, straw bales, sand bags, fiber rolls and/or other types of materials shall be prescribed in the plan to prevent erosion and sedimentation. Biotechnical approaches using native vegetation shall be used as feasible. Areas with disturbed soils shall be restored under the direction of a qualified restoration ecologist. Methods may include recontouring graded areas to blend in with existing natural contours, covering the areas with salvaged topsoil containing native seedbank from the site, and/or applying the native seed mix described in Table 2 to the graded areas through either direct hand seeding or hydroseeding methods.

Table 2. Native Grassland Erosion Control Seed Mix.

Species	Application Rate (lbs./acre)
Bromus carinatus (California brome)	5
Hordeum brachyantherum (meadow barley)	5
Vulpia microstachys (six weeks fescue)	3
Stipa pulchra (purple needle grass)	10
Trifolium wildenvii (tomcat clover)	5
Total	**28**

Table Source: SSCSD Water System Improvement Project Biological Resources Assessment (Kevin Merk Associates, 2018).

Implementation of the mitigation measures listed above will reduce impacts to biological resources to less than significant levels.

V.	CULTURAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	*Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?*	☐	☐	☐	☒
b)	*Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?*	☐	☐	☒	☐
c)	*Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?*	☐	☐	☒	☐
d)	*Disturb any human remains, including those interred outside of formal cemeteries?*	☐	☐	☒	☐
e)	*Cause a substantial adverse change to a Tribal Cultural Resource?*	☐	☐	☒	☐
e)	*Other:* _____	☐	☐	☐	☒

Setting. In order to determine the nature of the project site cultural resource landscape, and to inform the project cultural resource impact analysis, an archaeological survey was prepared for the proposed project by Terry L. Joslin, Ph.D., RPA (Cultural Resources Survey of The San Simeon Water Tank Installation Project, 111 Pico Lane, San Simeon, San Luis Obispo County, California. August 2018).

As discussed in the project archaeological report, the study area is located just north of the modern San Simeon community. This landform is marked by a gently west-northwest sloping ridge flank approximately 180 feet above mean sea level, approximately one mile northeast from the Pacific Ocean. This region is centered on broad marine terraces overlooking the San Simeon Reef—a term developed by fishery biologists to describe the rocky shelves, reefs, and associated kelp forests of this section of coastline—a distinctive environment that fostered unique coastal adaptations.

The topographic context for the project is a series of the broad south-southwest-facing coastal terrace that extends from the Pacific Ocean east to low-lying foothills. Farther to the east, a series of relatively low (600-1500m) northwest-southeast trending mountains, the Santa Lucia Range, separate the coastal terraces from the inland valleys.

The study area is characterized by unconsolidated fill that overlies indurated sandstones, conglomerates, and argillites of the Cretaceous-age Franciscan Formation uplifted during the Late Pleistocene. Surface manifestations of the underlying Cambria Slab formation are small numerous rock outcrops, steep slopes, and thin soils. These outcrops include materials for the manufacture of

artifacts and tools shaped by pecking and abrading. The Franciscan Formation also provides excellent-quality chert that often occurs in multiple mottled colors. Specific to the San Simeon Reef, prominent and abundant sources of workable Franciscan chert are situated along the eastern slope of the coastal foothills, exposed along the Cambria Fault-line contact zone above Green Valley.

In addition to tool making, the environments of the San Simeon Reef are exceptionally productive food sources, with an abundance of marine rocky intertidal, nearshore sandy bottoms, kelp beds, estuarine, and pelagic waters in addition to terrestrial resources for hunting and plant gathering.

Freshwater streams originating from the Santa Lucia Range are primarily seasonal; however, large watersheds at relatively regular intervals contain year-round water sources. All major stream outlets along the north coast show a pattern of well-developed prehistoric occupation. Seeps and springs are also located along the marine terrace at the heads of canyons. The study area is immediately above Pico Creek drainage and is northeast of Arroyo Del Padre Juan, providing a relatively stable water supply is in the immediately area.

Prehistoric and Ethnographic Context

Along the central California coast a suite of similar cultural changes are evident in the archaeological record, and often related to local and regional environmental changes. Evidence of the cultural changes has framed the local chronology into six periods identified as the Late, Middle/Late Transition, Middle, Early, Millingstone and Paleoindian Periods. Please refer to the attached archaeological report for a detailed summary of all six prehistoric Periods with regard to significant natural events and changes in behavioral strategies and technology reflected in subsistence and settlement patterns.

At the time of Spanish contact, speakers of the Playano language occupied the lands within the proposed project study area at the boundary of two known ethnographic groups, the Salinan to the north and the Obispeño or Northern Chumash to the south. Diaries of the first Spanish explorers indicate that native people along the San Simeon Reef lived a mobile lifestyle and appeared to have a more dispersed settlement pattern compared to the Chumash of Santa Barbara Channel. Ethnohistorical populations along the northern San Luis Obispo Coast practiced a hunting gathering-fishing economy similar to most areas of pre-contact coastal California, where groups occupied a wide range of microenvironments and employed a diverse array of material culture to acquire resources.

Historic Context

Historically the area was initially explored by Europeans in 1769 under Captain Gaspar de Portola's expedition, which traveled overland in the area in search of food to sustain Spanish soldiers and settlers of the region. San Simeon is named after the on the Rancho San Simeon Mexican land grant deeded to Jose Ramon Estrada in 1842. Settlers were drawn to the area because of the fertile land, streams, and lumber. Additionally, miners were attracted to the area by the 1862 discovery of cinnabar, the ore from which quicksilver can be made. During several years Cambria and San Simeon were booming mine towns, and prospectors flooded the area. The project site is void of any structural development and does not have the potential for containing historic resources.

Impact. As part of the project archaeological report, an archival research was prepared that focused on primary and secondary sources to develop a general historic context and property-specific information for the immediate project area. To identify previously recorded archaeological and historical sites, the report reviewed archaeological site records, site location base maps, and cultural resources survey and excavation reports on file at the Central Coast Information Center (CCIC), University of California, Santa Barbara. The project area has not been surveyed for cultural resources and two prehistoric sites are within a 0.25-mile radius of the study area.

The archaeological report also included consultation with the National Register of Historic Places (NRHP) via the National Register Information Service (NRIS). The comprehensive records search identified no nominated cultural resources within or in the immediate vicinity of the current survey area.

The project site was surveyed for archaeological resources on August 3, 2018. The property is situated in agriculture lands, on a wide gently west-northwest sloping ridge flank. The entire survey area was systematically walked in less than 5 meter northwest-southeast transects. Open areas of surface soils were inspected along existing utility lines, in the existing dirt road, and along the iron fence lines. The location of the closest existing archaeological site in proximity to the project site, consisting of a sparse lithic scatter, was also inspected to confirm its location outside the proposed project area.

Archival research and an intensive archaeological survey of the project area identified no cultural resources. The survey results confirm the records search conducted at the Central Coast Information Center. Although sites are recorded within 0.25 miles of the project, they are topographically removed from the proposed project site. As a result, impacts to cultural resources are considered less than significant and no further archaeological work is required or recommended within the project site. Furthermore, implementation of the required County of San Luis Obispo General Plan Policies and Programs would ensure protection of any archaeological or paleontological resources or human remains that may be encountered during project construction.

In addition, per Assembly Bill 52 (AB 52), notices regarding the opportunity for tribal consultation on the project were sent on December 3, 2018. Response was received via a phone call from the Salinan Tribe on January 15, 2019. The tribal representative asked about the nature of the proposed project and details of the archaeological survey and requested caution during project grading activities. As a result, the SSCSD contacted the project archaeologist and confirmed that the potential for impacts to cultural resources are considered less than significant and no mitigation measures are recommended beyond the County standard conditions for protection of cultural resources. In order to address the request made during the AB 52 consultation, the mitigation measure listed below shall be a requirement of project implementation.

Mitigation/Conclusion. No significant cultural resource impacts are expected to result from project construction. However, in the event of an unanticipated discovery of archaeological resources during earth-moving activities, the following measure shall be implemented.

CR-1. In the event that archaeological resources are unearthed or discovered during any construction activities, the following standards shall apply:

Construction shall cease and the County of San Luis Obispo Project Manager and the SSCSD representative shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and a protection plan can be implemented to protect or remove the resources in accordance with State or Federal law. In the event of accidental discovery of human remains, all work is required to stop and the County Coroner will be contacted and the Most Likely Descendent will be identified and contacted.

VI.	**GEOLOGY AND SOILS** - *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a)	***Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?***	☐	☒	☐	☐
b)	***Be within a California Geological Survey "Alquist-Priolo Earthquake Fault Zone"?***	☐	☐	☐	☒
c)	***Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?***	☐	☒	☐	☐
d)	***Change rates of soil absorption, or amount or direction of surface runoff?***	☐	☒	☐	☐
e)	***Include structures located on expansive soils?***	☐	☐	☒	☐
f)	***Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?***	☐	☒	☐	☐
g)	***Involve activities within the 100-year flood zone?***	☐	☐	☐	☒
h)	***Be inconsistent with the goals and policies of the County General Plan relating to geologic and seismic hazards?***	☐	☐	☒	☐
i)	***Preclude the future extraction of valuable mineral resources?***	☐	☐	☒	☐
j)	***Other:*** _____	☐	☐	☐	☒

Setting: The following discussion and analysis is based on the geotechnical report prepared for the proposed project (Geotechnical Report for San Simeon Community Services District Potable Water Reservoir Project Final Design. Oakridge Geoscience, Inc. September 2018). Please refer to the attached report for additional details on the proposed project construction and geologic resources.

The project site is located within the Central Coast Range geologic/geomorphic province of California. This province is characterized by generally northwest-southeast trending mountain ranges composed of metamorphic, sedimentary and volcanic rocks ranging in age from Cretaceous to Recent. Major northeast-southwest trending folds, right-lateral strike-slip and reverse faults reflect regional seismic setting of the Coast Ranges.

The earth materials mapped in the vicinity of the proposed SSCSD tank site by the USGS (2014), consists of middle Pleistocene-age marine terrace deposits overlying Late Cretaceous-age Franciscan Formation Mélange. The USGS describes the marine terrace deposits as "a well-developed terrace surface often covered by a thick package of sediments". The underlying Franciscan Formation is described as sheared black and gray argillite enclosing blocks of graywacke, conglomerate, greenstone, diabase, chert, serpentine, and glaucophane schist ranging in size from pebble to hill-sized. The coastal belt (including the San Simeon area) is composed mostly of Late Cretaceous and Tertiary, low grade metasediments.

The Coast Range geomorphic province is characterized by a complex zone of active faulting and folding. Major strike-slip and reverse faults include the Hosgri-San Simeon, Oceanic, and Rinconada faults. The Hosgri-San Simeon fault is located directly offshore of the project site and the Oceanic fault, located approximately 2.5 miles east of the project site, was the source of the 2003 M6.6 San Simeon earthquake (USGS, 2014). An active fault is defined as a fault that has a historic seismic record (activity in the last 100 years) or displaces Holocene (11,000 years and younger) deposits. Faults that exhibit signs of geologically recent movement (active within the past 11,000 years) are considered the most likely to experience movement in the near future. Therefore, active faults are generally thought to have the greatest fault rupture potential. Most agencies, however, will consider potentially active faults (active within the past two million years) as being capable of generating future earthquakes. Faults classified as inactive are not considered to present a significant fault rupture hazard or seismic source. Structural damage associated with earthquake hazards can be minimized with proper foundation engineering based on an analysis of the soils on a given building site, thereby limiting the damage to habitable structures in areas most likely to have these occurrences.

According to Federal Emergency Management Agency (FEMA) data, the project site is located outside of any defined 100-year floodplain. The project site consists of the Conception loam (5-9% slopes) soil type. This is a gently sloping loamy claypan soil and is very poorly drained. The soil has moderate erodibility and low shrink-swell characteristics and exhibits slow percolation. The site does not contain and is not located in proximity to mineral resource extraction.

Impact. Seismically induced ground rupture is defined as the physical displacement of surface deposits in response to an earthquake's seismic waves. Ground rupture is most likely to occur along active faults. However, the potential for ground rupture also exists along potentially active faults. The

project site is located in the seismically active portion of central California and the project most likely will be subjected to strong earthquake ground motion during its lifetime. The M6.6 San Simeon earthquake in 2003 generated strong ground motion at the site. The project site is located approximately 1.5 miles from the San Gregorio-Hosgri Fault System, including the San Simeon Fault Zone, and is located approximately 2.5 miles from the Oceanic-West Huasna Fault and approximately 41 miles from the San Andreas Fault.

The project site is not located within an Earthquake Fault Zone as established in accordance with the Alquist-Priolo Earthquake Fault Zoning Act of 1972 and no known active or potentially active faults cross or trend toward the site. The potential for surface rupture to occur on the site is determined to be low, and impacts are considered less than significant.

Small to moderate earthquakes (with magnitudes less than 5.0 on the Richter Scale) are common in San Luis Obispo County. As such, strong shaking should be expected during the lifetime of the proposed project. However, the proposed project has been designed and would be constructed to meet California Building Code (CBC) standards for seismic zone compliance. In addition, the proposed project would require adherence to the County of San Luis Obispo General Plan policies and program created to mitigate seismic impacts. With implementation of the policies discussed in detail in the project geotechnical report and adherence to the CBC and County standards, impacts related to seismic hazards are considered less than significant.

Liquefaction is the loss of strength in saturated granular soils produced by seismic shaking. For this to occur, the soils must be saturated at a relatively shallow depth, of a granular (non-cohesive) nature, and be relatively loose. If those criteria are met and strong ground motion occurs, then those soils may liquefy.

The site is underlain by medium dense to dense marine terrace deposits and claystone bedrock of the Franciscan Formation. Shallow perched groundwater seepage was encountered during soil boring tests in the marine terrace deposits above the contact with the underlying claystone bedrock. Based on the available data, the potential for liquefaction to occur as a result of a seismic event is considered to be low and impacts are considered less than significant.

According to the County of San Luis Obispo General Plan, the area including the project site is listed under the Combining Designation map as a Geologic Study Area (GSA) related to landslide potential. As indicated in the project geotechnical report, no large-scale landslides are mapped in the project vicinity on regional geologic maps or were observed during the geotechnical report field reconnaissance. The proposed tank site is located in a relatively gentle slope area (4 percent slope in the tank area) composed of marine terrace deposits overlying Franciscan Formation bedrock units. The Franciscan materials can be prone to landsliding, downhill creep and instability; however, based on the available subsurface data the potential for slope instability to impact the site is considered low. Landslide impacts are considered less than significant.

The majority of the more granular soils encountered in the project site exploration are considered to have low expansion potential. However, the potential exists for expansive soils to be encountered during excavation for the tank foundations. As such, impacts are considered significant but mitigable.

Based on the relative density of the soil and bedrock materials, the potential for soil collapse is considered to be low.

Storm runoff volumes and rates will be altered as a result of construction of structures and pavement. To adequately manage storm water runoff within the County resulting from new construction, the County requires the preparation of a Stormwater and Erosion Control Plan. The Plan requires adherence to Best Management Practices and improvements to adequately manage and control storm water runoff, erosion and sedimentation, including measures as needed to ensure that runoff from any source during construction and post-construction will be retained on-site or disposed off-site to an adequate storm water facility. Compliance with this requirement will ensure that storm water impacts will be less than significant.

Mitigation/Conclusion. In order to address the potential project impacts discussed above, the project geotechnical report includes recommendations to address multiple details of the project design and construction.

GEO-1. In order to address the potential for geologic impacts related to the proposed project construction, the mitigation measure recommendations listed in Section 3.0 of the project geotechnical report shall be implemented as required elements of the project. The following is a summary of the required measures (please refer to the geotechnical report for a detailed discussion of these recommended mitigation measures):

a) Subsurface Construction. The tank pad excavation shall be cut into the existing grade by a minimum of three feet to remove the surficial colluvial soil zone and expose the underlying granular marine terrace soils a minimum of three feet beyond the limits of the tank footprints for foundation support;
b) General Site Clearing and Grubbing. Soil containing debris, organics, trees and root systems, and other unsuitable materials shall be excavated and removed from improvement areas prior to commencing grading operations. Areas shall be cleared of old foundations, slabs, pavement, abandoned utilities, and soils disturbed during the demolition process. Depressions or disturbed areas left from the removal of such material shall be replaced with compacted fill;
c) Subgrade Preparation. The tank foundation area plus three feet outside of the tank ringwall foundation shall be founded in marine terrace materials over-excavated to a depth of two feet below the proposed tank footing elevation. The resulting surface shall be scarified to a depth of at least nine inches, moisture conditioned and compacted to 90 percent relative compaction. The fill shall be compacted to 95 percent relative compaction. If clayey terrace deposits that are plastic and/or have high expansion potential are exposed in the foundation excavation, those materials shall be over-excavated and replaced with non-expansive soil materials conforming to general fill below;
d) Compacted Fill. The material generated from the over-excavation can be utilized as compacted fill as long as those materials satisfy criteria for general fill listed in the geotechnical report and oversize materials removed from the fill. Material derived from the over-excavation may generate oversize material that may need to be processed to use as on-site fill;

e) General Fill. General fill shall consist of granular soil materials free of organics, oversize rock (greater than six inches in diameter), trash, debris, and other deleterious or unsuitable materials, and shall have an expansion index less than 20. The fill materials shall have less than 15 percent larger than three inches in diameter and cobbles larger than six inches shall be removed from the fill;

f) Aggregate and Miscellaneous Base. Base materials shall consist of material conforming to Caltrans Standard Specifications for Class 2 Aggregate Base, Section 26-1.02 (Caltrans, 2015) or Section 200-2.5 of the Greenbook (2018) for Processed Miscellaneous Base;

g) Imported Fill. Although importing fill is not anticipated, if material is imported, the imported subgrade fill materials shall comply with recommendations for general fill or as appropriate for its intended use. Imported fill should be reviewed by the geotechnical engineer prior to being transported to the site;

h) Fill Placement. Fill shall be placed, moisture conditioned, and compacted to a minimum of 95 percent relative compaction beneath the tank footprints plus three feet outside the footings and 90 percent relative compaction for general fill. The moisture content of the fill should be 0 to 2 percent above the optimum. Each soil layer should be spread evenly and should be thoroughly blade-mixed during the spreading to provide relative uniformity of material within each layer. Soft or yielding materials shall be removed and be replaced with properly compacted fill material prior to placing the next layer. Rock, cobbles, and other oversized material greater than six inches in dimension in any direction shall be removed from the fill material being placed. Fill and backfill materials should be placed in layers that can be compacted with the equipment being used. Fill shall be spread in lifts no thicker than approximately eight inches; prior to being compacted. Fill and backfill materials may need to be placed in thinner lifts to achieve the recommended compaction depending on the equipment being used;

i) Compaction. Fill placement and grading operations should be performed according to Greenbook Specification 300-4, and the grading recommendations of this report. Relative compaction shall be assessed based on the latest approved edition of ASTM D1557. The tank pad over-excavation and upper one-foot of access road sections (subgrade plus base materials) shall be compacted to 95 percent relative compaction. General fill shall be compacted to a minimum of 90 percent relative compaction. The recommended specified relative compaction should extend to a minimum of three feet horizontally beyond the limits of the improvements. Density testing should be performed a minimum of every two vertical feet and one test per every 100 cubic yards of fill placed;

j) Allowable Bearing Pressure. Continuous footings for the tank ringwall can be supported on recompacted on-site granular fill materials. For these conditions, shallow footings shall be designed using a maximum allowable bearing pressure of 2,000 pounds per square foot (psf). The allowable value incorporates a factor of safety of at least 3. A one-third increase in the allowable bearing pressure may be used for transient loads such as seismic or wind forces;

k) Minimum Embedment Depth and Width. In general, footings embedded in fill materials shall extend to at least two feet below the lowest adjacent grade and have a minimum width of 18 inches. Isolated pad footings shall be at least three feet in least dimension;

l) Sliding and Passive Resistance. The passive resistance for the upper one-foot of soil shall be neglected unless the soils are confined at the ground surface by slab-on-grade or

pavement. The passive resistance shall be reduced to 150 pcf if the ground surface in front of the wall descends at a 2:1 slope. Sliding resistance and passive pressure may be used together without reduction, when used with the recommended minimum factors of safety. For static conditions, minimum factors of safety of 1.5 and 2.0 are required for foundation overturning and sliding, respectively. The factor of safety for sliding can be reduced to 1.5 if passive resistance is neglected. The factor of safety for transient (seismic, wind) conditions shall be at least 1.1;

m) Static Settlements. The estimated static settlement due to new tank loading ranges from ¾- to 1-½ inch. The structure shall be designed to accommodate static differential settlements of at least ½-inch over a distance of 30 feet (i.e., a distortion ratio of approximately 1/720) for similarly sized and loaded footings;

n) Temporary Slopes and Excavations. Temporary slopes shall be braced or sloped according to the requirements of OSHA. All temporary excavations shall be monitored for signs of instability and appropriate actions (such as flattening the slope, providing shoring, and controlling groundwater, if encountered) shall be undertaken if evidence of potential instability is observed;

o) Permanent Slopes. Permanent cut-slopes shall be inclined at 2:1 or flatter;

p) Site Drainage. Site grading shall be provided such that positive drainage away from improvements is provided. Water shall not be allowed to pond near the improvements. The construction of finished slopes of 1 to 2 percent away from the improvements. Erosion control and maintenance of the slopes shall be provided to reduce the potential for erosion; and

q) Water Pipeline and Dry Utilities. The pipelines and/or dry utilities shall have a minimum of six inches of clean sand bedding and be covered with a minimum of 12 inches of clean sand. The sand shall have a minimum sand equivalent (SE) of 30 and should be compacted to a minimum of 90 percent relative compaction. The trench zone above the bedding can be backfilled with general fill consisting on on-site soil and compacted to a minimum of 90 percent relative compaction. Ditch plugs such as sacked concrete, shall be provided every 50 feet along the length of the trench in areas where the pipeline gradient is steeper than 5:1. The ditch plugs shall extend from the bottom of the trench to the ground surface to help reduce runoff. In addition, the trench surface shall be protected from allowing surface water to run down the length of the trench.

Implementation of the measures recommended in the project geotechnical report, summarized above, will reduce impacts to less than significant levels.

VII.	HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	*Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?*	☐	☐	☒	☐
b)	*Interfere with an emergency response or evacuation plan?*	☐	☐	☐	☒
c)	*Expose people to safety risk associated with airport flight pattern?*	☐	☐	☒	☐
d)	*Increase fire hazard risk or expose people or structures to high fire hazard conditions?*	☐	☐	☒	☐
e)	*Create any other health hazard or potential hazard?*	☐	☐	☒	☐
f)	*Other:* _____	☐	☐	☐	☒

Setting. Hazardous Materials: Hazardous materials are defined as substances with physical and chemical properties of ignitability, corrosivity, reactivity, or toxicity which may pose a threat to human health or the environment. This includes, for example, chemical materials such as petroleum products, solvents, pesticides, herbicides, paints, metals, asbestos, and other regulated chemical materials. Additionally, hazards include known historical spills, leaks, illegal dumping, or other methods of release of hazardous materials to soil, sediment, groundwater, or surface water. If a historical release exists, then there is a risk associated with disturbing the historical release area. The potential for risks associated with hazardous materials are varied regionally. The primary risk concerns within the project area are expected to focus on the transportation of hazardous materials in and around the community. Most of these incidents are related to the increasing frequency of transport of chemicals over roadways, railways or through industrial accidents. Highway 1 is the major transportation corridor through the San Simeon area.

Fire Hazards: Fires have the potential to cause significant losses to life, property, and the environment. Urban fire hazards result from the materials that make up the built environment, the size and organization of structures, and spacing of buildings. Additional factors that can accelerate fire hazards are availability of emergency access, available water volume and pressure for fire suppression, and response time for fire fighters. Fire hazard severity in rural areas, including areas on the edge between urban and rural land (commonly called the wildland interface), are highly influenced by the slope of the landscape and site vegetation and climate. Where wildland fires may be a threat, plant fuels are often managed by replacement planting, grazing, plowing, or mechanical clearing.

Airport Hazards: The project site is not in the vicinity of any airports.

Impact. The proposed project would not create a significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous materials. Construction of the proposed project would be required to comply with applicable building, health, fire, and safety codes. Hazardous materials would be used in varying amounts during construction of the project. Construction and maintenance activities would use hazardous materials such as fuels (gasoline and diesel), oils, and lubricants; paints and paint thinners; glues; cleaners (which could include solvents and corrosives in addition to soaps and detergents); and possibly pesticides and herbicides. The amount of materials used would be small, so the project would not create a significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous materials, assuming such use complies with applicable federal, state, and local regulations, including but not limited to Titles 8 and 22 of the CCR, the Uniform Fire Code, and Chapter 6.95 of the California Health and Safety Code. The project is not located in an area of known hazardous material contamination and is not listed on the "Cortese List" of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

With respect to operation of the proposed water tanks and infrastructure upgrades, hazardous materials are not proposed for use. Treatment of pumped water for domestic use is currently ongoing at the SSCSD and regulated by the Regional Water Quality Control Board and would change as a result of the proposed water storage project.

The proposed project would not result in the routine transport, use, disposal, handling, or emission of any hazardous materials that would create a significant hazard to the public or to the environment. Implementation of Title 49, Parts 171–180, of the Code of Federal Regulations and stipulations in the General Plan Safety Element would reduce any impacts associated with the potential for accidental release during construction. These regulations establish standards by which hazardous materials would be transported, within and adjacent to the proposed project. Where transport of these materials occurs on roads, the California Highway Patrol is the responsible agency for enforcement of regulations.

The proposed project is not located in proximity to any schools.

Fire protection is provided by CalFire Department, Station 10, located at 6126 Coventry Lane, in the community of Cambria, CA. The Fire station is in close proximity to the project site, providing timely emergency support if needed. No airports are nearby, and as a result the project is not within an Airport Review area. There are no private airstrips in the vicinity of the project site that would result in a safety hazard for people residing or working in the project area.

In addition, it is important to note that the primary purpose of the proposed project is to provide necessary upgrades to the San Simeon water infrastructure to improve community fire flow, as directed by CalFire and documented in the SSCSD Master Plan discussed under the Project Description Section.

Mitigation/Conclusion. With implementation of applicable local, State and Federal regulations discussed above, impacts are considered less than significant. No mitigation measures are require

VIII.	NOISE - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	*Expose people to noise levels that exceed the County Noise Element thresholds?*	☐	☒	☐	☐
b)	*Generate increases in the ambient noise levels for adjoining areas?*	☐	☐	☒	☐
c)	*Expose people to severe noise or vibration?*	☐	☐	☒	☐
d)	*Other:* _____	☐	☐	☐	☒

Setting. The major noise source in the community of San Simeon, as in most other communities, is traffic. The relatively small community does not exhibit other common noise generators such as railroads, aircraft, farming activities, quarry activities, and industrial and food packaging facilities can contribute to local ambient noise levels.

Some land uses are less tolerant of noise than others. For example, schools, hospitals, churches, and residences are more sensitive to noise intrusion than commercial or industrial activities. For this reason, land use compatibility with the noise environment is an important consideration in the planning and design of new developments. As ambient noise levels affect the perceived livability of a development, the mismanagement or neglect of noise impacts can impair the economic health and growth potential of a community by reducing the area's desirability as a place to live, shop and work.

The Office of Noise Control, established by the California Noise Control Act of 1973, has developed criteria and guidelines for local agencies for use in setting standards for human exposure to noise and preparing noise elements. The noise standards developed by the Office of Noise Control and intended as guidelines for municipal noise elements and have been incorporated in the County's General Plan Noise Element.

The proposed project is not within close proximity of loud noise sources and will not conflict with any sensitive noise receptors (e.g., residences). Additionally, the project is not considered a "noise sensitive land use". The proposed project is located within an agricultural area and based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area. There nearest sensitive receptor is located approximately 1,200 feet from the proposed water tank construction location. However, utility upgrades within the community have the potential to result in noise generation from intermittent/temporary construction activities.

Impact. The proposed water tank construction site is located within an agricultural area and based on the Noise Element's projected future noise generation from known stationary and vehicle-generated noise sources, the project is within an acceptable threshold area. The project would not generate loud noises as a result of operations, nor conflict with the surrounding uses. Operation of the proposed water tanks would not generate an increase in existing noise levels and the project

would not expose people to significant increased noise levels. However, the proposed utility improvements and upgrades would require temporary/intermittent construction activities within the community, primarily limited to existing utility easements along roadways and sidewalks.

During the construction phase of the project, noise generated from construction activities may intermittently dominate the noise environment in the immediate area. Short-term construction noise would be limited in nature and duration; however, utility upgrades would occur within close proximity of sensitive receptors in the community (residential and commercial uses). Construction-related noise would be limited to the daytime hours of 7:00 a.m. to 9:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturday or Sunday, consistent with County construction noise exception standards (County Code Section 22.10.120.A). Potential construction-related noise impacts resulting from the proposed water tank construction would be less than significant. However, noise impacts from construction activities within the community associated with the proposed utility upgrades within the community could result in significant but mitigable impacts.

The proposed project is not expected to result in a significant long-term increase in traffic noise levels. The operation of the proposed project would not be expected to have a significant impact on daily noise at the project site. As such, noise-related impacts resulting from operation of the proposed project would be less than significant.

The proposed project site is not located within an airport land use plan.

Mitigation/Conclusion. In order to reduce noise impacts related to project construction to less than significant levels, the following mitigation is required:

N-1: Stationary construction equipment used for proposed utility and infrastructure upgrades within the community that generates noise exceeding 65 dBA at the project boundaries shall be shielded with the most modern and effective noise control devices (i.e., mufflers, lagging, and/or motor enclosures). Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction within the community shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed-air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed-air exhaust shall be used. All equipment shall be properly maintained to ensure that no additional noise, due to worn or improperly maintained parts, is generated. Stockpiling and vehicle staging areas shall be located as far as practical from sensitive noise receptors. Every effort shall be made to create the greatest distance between noise sources and sensitive receptors during construction activities within the community.

IX.	POPULATION/HOUSING - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	*Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?*	☐	☐	☒	☐
b)	*Displace existing housing or people, requiring construction of replacement housing elsewhere?*	☐	☐	☐	☒
c)	*Create the need for substantial new housing in the area?*	☐	☐	☒	☐
d)	*Use substantial amount of fuel or energy?*	☐	☐	☒	☐
e)	*Other:* _____	☐	☐	☐	☒

Setting. In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county. The County's Inclusionary Housing Ordinance requires provision of new affordable housing in conjunction with both residential and nonresidential development and subdivisions.

As an unincorporated community in San Luis Obispo County, the area is subject to the North Coast Land Use and Circulation Elements of the San Luis Obispo County General Plan. In that document, it states that the County's Growth Management Ordinance limits growth County wide to 2.3%. The growth of the community of San Simeon is limited by the current moratorium on building permits/approvals enacted as a voluntary measure by the SSCSD Board of Directors in the 1980s. This has restricted the growth of the community for several decades and remains in place.

Impact. Implementation of the proposed project would increase the community water storage and transmission capacity in order to meet fire flow demands stipulated by CalFire and to help provide the necessary public safety for residential and commercial users. The current growth moratorium in San Simeon is a voluntary act by the SSCSD Board of Directors. The increase of water storage and transmission capacity associated with the proposed project would not, in and of itself, trigger the lifting of the moratorium. Any attempt to assess growth inducing impacts would be premature and speculative at this time. At such time that the SSCSD Board of Directors wishes to propose the lifting of the moratorium, the action would trigger its own environmental review process under CEQA and growth inducing impacts (among others) would be analyzed at that time.

The project would not displace any existing housing. Project energy use and related impacts are discussed under Impact Issue Area III, Air Quality. Impacts are considered less than significant.

Mitigation/Conclusion. No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

X.	PUBLIC SERVICES/UTILITIES - *Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	*Fire protection?*	☐	☐	☒	☐
b)	*Police protection (e.g., Police, Sheriff, CHP)?*	☐	☐	☒	☐
c)	*Schools?*	☐	☐	☒	☐
d)	*Roads?*	☐	☐	☒	☐
e)	*Solid Wastes?*	☐	☐	☒	☐
f)	*Other public facilities?*	☐	☐	☒	☐
g)	*Other:* _____	☐	☐	☐	☒

Setting. Police and Fire. Fire protection and emergency response services within the community of San Simeon are provided by CalFire Station 10, which is staffed by a cooperative agreement between CalFire and the County of San Luis Obispo. This station is comprised of a Fire Chief, three Captains, and three Engineers and is supported by approximately 12 paid on-call reservists who are shared by the County of San Luis Obispo as well as the North Coast Ocean Rescue team. Police services are provided by the San Luis Obispo County Sheriff Coast Station.

Schools. The Coast Union Unified School District provides public school services for the community of San Simeon. Coast Unified School District is located in the community of Cambria. The district consists of one K-5 elementary school, one 6–8 middle school, one traditional 9–12 high school and one alternative high school. There are approximately 850 students enrolled K-12.

Recreation. The community of San Simeon is a relatively small community; however, it is a popular location for locals and tourists to enjoy outdoor recreational opportunities related to the coastal environmental and beaches. The community is a popular destination for travelers along Highway 1, with a focus on the nearby Hearst Castle. The community is surrounded by State Parks properties that offer hiking for outdoor recreation and observing the unique natural coastal environment. This includes the San Simeon State Park, offering fishing, day use and interpretive amenities.

Solid Waste. Mission County Disposal provides solid waste services to the community of San Simeon.

Other Public Facilities. The San Luis Obispo County Library network program supports San Simeon residents with a branch library location at the Cambria Library. Road maintenance is provided by both the SSCSD as well as the County of San Luis Obispo.

Impact. Implementation of the proposed project will not result in additional residential development that could contribute to a cumulative demand on public services including schools, police, fire and solid waste The project's direct and cumulative impacts are within the general assumptions of allowed uses within the community that were used to estimate the fees in place. Construction within

utility easements will be coordinated with the County of San Luis Obispo. As such, public service impacts are considered less than significant.

Mitigation/Conclusion. Impacts are considered less than significant, no mitigation is required.

XI.	RECREATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	***Increase the use or demand for parks or other recreation opportunities?***	☐	☐	☒	☐
b)	***Affect the access to trails, parks or other recreation opportunities?***	☐	☐	☒	☐
c)	***Other*** _____	☐	☐	☐	☒

Setting. As discussed under Section X, Public Services/Utilities, the community of San Simeon is a relatively small community; however, it is a popular location for locals and tourists to enjoy outdoor recreational opportunities related to the coastal environmental and beaches. The community is a popular destination for travelers along Highway 1, with a focus on the nearby Hearst Castle. The community is surrounded by State Parks properties that offer hiking for outdoor recreation and observing the unique natural coastal environment. This includes the San Simeon State Park, offering fishing, day use and interpretive amenities.

Impact. The proposed project would not create a significant need for additional park, Natural Area, and/or recreational resources. The proposed project is limited to the development of new water tanks and the corresponding utility improvements and upgrades. The project would be located on a privately-owned agricultural parcel that supports existing agricultural activities under the Hearst Ranch. Construction and operation of the proposed water tanks and utilities would not have any adverse effects on existing or planned recreational opportunities in the County.

Mitigation/Conclusion. Impacts are considered less than significant and no additional measures are required.

XII.	TRANSPORTATION/ CIRCULATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	*Increase vehicle trips to local or areawide circulation system?*	☐	☐	☒	☐
b)	*Reduce existing "Levels of Service" on public roadway(s)?*	☐	☐	☒	☐
c)	*Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?*	☐	☐	☒	☐
d)	*Provide for adequate emergency access?*	☐	☐	☒	☐
e)	*Result in inadequate parking capacity?*	☐	☐	☒	☐
f)	*Result in inadequate internal traffic circulation?*	☐	☐	☒	☐
g)	*Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?*	☐	☐	☒	☐
h)	*Result in a change in air traffic patterns that may result in substantial safety risks?*	☐	☐	☐	☒
i)	*Other:* _____	☐	☐	☐	☒

Setting. Regional access to the community of San Simeon is provided by U.S. Highway 1, and access to the project site vicinity is provided by Pico Avenue. The County has established the acceptable Level of Service (
LOS) on roads for this rural area as "C" or better. The existing road network in the area, including the project's access street (Pico Avenue), is operating at acceptable levels. Based on existing road speeds and configuration, sight distance is considered acceptable.

Impact. The proposed project is limited to the construction of the proposed water tanks and associated utility upgrade and improvements discussed above in detail under the Project Description. No development is proposed that would have the potential to increase traffic on local roadways or regional transportation corridors (e.g., Highway 1). Project traffic impacts are limited to temporary construction activities associated with the water tanks and utility improvements and operational traffic increases are not expected. Therefore, transportation and traffic impacts are considered less than significant.

The project will not affect air traffic patterns. The project would not substantially increase hazards due to a design feature or incompatible use. Impacts are considered less than significant.

The proposed project would not conflict with adopted policies, plans, or programs supporting alternative transportation. Project construction staging will not be allowed to obstruct traffic access to community residences. Impacts are considered less than significant.

Mitigation/Conclusion. Traffic and circulation impacts are considered less than significant. Further mitigation is not required.

XIII.	WASTEWATER - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	***Violate waste discharge requirements or local criteria for wastewater systems?***	☐	☐	☒	☐
b)	***Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?***	☐	☐	☒	☐
c)	***Adversely affect community wastewater service provider?***	☐	☐	☒	☐
d)	***Other:*** _____	☐	☐	☐	☒

Setting. The SSCSD Wastewater Treatment Plant is located off of Balboa Ave in the community of San Simeon. A gravity sewer system conveys domestic wastewater to the District's Wastewater Treatment Plant. The collection system is comprised of approximately 1.6 miles of gravity sewer pipe (mostly six inches in diameter). The District also receives wastewater from the Hearst San Simeon State Historical Monument (the State). Per the 2018 Master Plan the Average Daily Flow (ADF) for the District is 76,500 gpd (gallons per day) based on flow records for 24 consecutive months from 2014 to 2016.

The SSCSD and the Central Coast Regional Water Quality Control Board (RWQCB) ensure that proposed projects conform to all applicable local standards. Please refer to Section XIV, *Water,* for a discussion of potential impacts related to stormwater runoff.

Impact. The proposed project would not generate wastewater or require wastewater disposal during project operation. Construction-related wastewater would be accommodated by licensed on-site portable restroom and hand-washing facilities and disposed of in accordance with existing regulations. Wastewater impacts are considered less than significant.

Mitigation/Conclusion. Mitigation measures are not required. Impacts are considered less than significant.

XIV.	WATER - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	*Violate any water quality standards?*	☐	☐	☒	☐
b)	*Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?*	☐	☐	☒	☐
c)	*Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?*	☐	☐	☒	☐
d)	*Change the quantity or movement of available surface or ground water?*	☐	☐	☒	☐
e)	*Adversely affect community water service provider?*	☐	☐	☒	☐
f)	*Other:* _____	☐	☐	☐	☒

Setting. The San Simeon Community Services District provides potable water and recycled water service to the surrounding community, as well as wastewater treatment services. SSCSD manages two primary production wells (as well as a third well that is leased and used on an infrequent basis), a reverse osmosis treatment unit that is used during high chloride events within the groundwater basin, a 150,000 gallon existing storage reservoir, a potable water distribution network consisting of 293 active customer accounts (as of June 2017), a side stream recycled water treatment system, a gravity sewer system consisting of approximately 1.6 miles of small diameter (6- and 8-inch) pipelines, and a wastewater treatment plant that treats both the community's wastewater and wastewater from the nearby Hearst San Simeon Historical Monument.

The existing potable water distribution system consists of primarily 6- and 8 inch diameter asbestos cement pipelines. The community water supply is comprised entirely of groundwater. Water is produced in the two primary production ground water wells located in the northwest boundary of the community adjacent to the SSCSD office. The District shares a third emergency use well with the Hearst Corporation that is located further upgradient from the main wellfield. From the wells, water is redirected to the reverse osmosis treatment unit if chloride levels necessitate treatment. Otherwise, water enters the distribution system and is stored in the existing 150,000 gallon lined, buried concrete reservoir located approximately 800 feet northeast of the District office.

With respect to community water demand and the proposed increase in water storage capacity, it is important to note that the proposed project would not increase allowable pumping rates in the SSCSD well fields.

Proposed Water Storage Capacity Improvements

In previous discussions with CalFire representatives and extensive discussions with District staff during the 2018 Master Plan update, it was determined that existing potable water storage volume availability is far below what is required for fire suppression. The previous master plan had estimated that a total storage capacity of 750,000 gallons was needed based on a 2,500 gpm fire flow requirement. Discussion with the local Cal Fire representative responsible for the area covering the District, stated that the 2016 California Fire Code was to be followed. Based on Table BB105.1 of the California Fire Code (2016) and the square footage of the largest building in the Community (the San Simeon Lodge), the volume of water needed for fire suppression was determined to be 6,000 gallons per minute for a duration of 4 hours. This works out to 1.44 million gallons of required fire suppression storage. Including other, non-emergency, water use demands the total storage required for the community is 1.54 million gallons. The proposed project is considered to be the initial phase required to meet this demand based on CalFire requirements.

Impact. The project's soil types and descriptions are discussed in detail in the Agriculture, Biological Resources and Geology and Soils Sections above. As described in the NRCS Soil Survey, the project's soil erodibility is considered to be moderate. A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. In addition, the County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed when work is scheduled during the rainy season.

The proposed project would be constructed in an area with generally level topography. No portion of the proposed project site is within a 100-year Flood Hazard designation. Underlying soils have moderate erodibility. Please refer to Sections IV (Biological Resources0 and VI (Geology and Soils) for a detailed discussion of erosion and sedimentation impacts and required mitigation to reduce impacts to less than significant levels.

The proposed project is intended to address insufficient water storage capacity in the community of San Simeon through the construction of the proposed water tanks and associated infrastructure improvements and upgrades. The proposed project would be considered an overall benefit to the community water services.

Mitigation/Conclusion. With the incorporation of water quality mitigation required under the Biological Resources and Geology and Soils Sections and implementation of the County's Sedimentation and Erosion Control Plan requirements, construction impacts are considered less than significant. No additional mitigation is required.

XV.	LAND USE - *Will the project:*	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a)	***Be potentially inconsistent with land use, policy/regulation (e.g., general plan [County General Plan and ordinance], specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?***	☐	☐	☒	☐
b)	***Be potentially inconsistent with any habitat or community conservation plan?***	☐	☐	☒	☐
c)	***Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?***	☐	☐	☒	☐
d)	***Be potentially incompatible with surrounding land uses?***	☐	☐	☒	☐
e)	***Other:*** _____	☐	☐	☐	☒

Setting/Impact. Surrounding uses neighboring the project site are dominated by Agriculture and Residential Multi-Family zoning land uses. The subject parcel and the vicinity are agricultural in use consisting of livestock grazing on the Hearst Ranch. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, General Plan, etc.). Based on a review of the County's Coastal Zone Land Use Ordinance, the project would fall into the Public Utility Facilities category, which requires Development Plan/Coastal Development Permit approval pursuant to CZLUO Section 23.08.288. The project was found to be consistent with these documents.

The project is not within or adjacent to a habitat or community conservation plan. The project is consistent or compatible with the surrounding uses as discussed in this Initial Study.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required are determined necessary.

XVI. MANDATORY FINDINGS OF SIGNIFICANCE - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable

a) ***Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of history or prehistory?***

☐ ☒ ☐ ☐

b) ***Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?***

☐ ☐ ☒ ☐

c) ***Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?***

☐ ☐ ☒ ☐

For further information on CEQA or the environmental review process, please contact the San Simeon Community Services District, the County of San Luis Obispo Department of Planning and Building, or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ceqa/guidelines/" for information about the California Environmental Quality Act.

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7. MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
Aesthetics							
AES-1. The following project features shall be required: • Project outdoor lighting shall be limited to the minimum required for security and safety; • Outdoor lighting shall be of a minimal wattage required for security and safety; • The height of outdoor light fixtures shall be limited to the minimum height allowed; • Outdoor light fixtures shall include a solid/metal hood to direct light downward and shall be designed to avoid the spilling of light off-site; and • The tanks shall include a painting schematic that shows the application of a color palate that disguises and blends the tanks into the natural environmental to the extent feasible.	Required mitigation shall be shown on building plans and shall be incorporated into project design prior to final approvals.	County staff shall ensure required measures are included in project design prior to project approval.	Prior to project approval.	County of San Luis Obispo, SSCSD			
Air Quality/Greenhouse Gas Emissions/Energy							
AQ-1. To mitigate fugitive dust emissions related to project construction, the following shall be implemented: a. Reduce the amount of the disturbed area where possible; b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible; c. All dirt stock pile areas should be sprayed daily as needed; d. Permanent dust control measures identified in the approved project revegetation and landscape plans	Required mitigation shall be shown on building plans and shall be incorporated into project design prior to final approvals.	County staff shall ensure required measures are included in project design prior to project approval.	Prior to project approval.	County of San Luis Obispo, SSCSD			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
should be implemented as soon as possible following completion of any soil disturbing activities; e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive grass seed and watered until vegetation is established; f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD; g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used; h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site; i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114; j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site; k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible; l. All of these fugitive dust mitigation measures shall be shown on grading and building plans; and m. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible							

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
emissions below 20% opacity, and to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.							
AQ-2. The required mitigation measures for reducing nitrogen oxides (NOx), reactive organic gases (ROG), and diesel particulate matter (DPM) emissions from construction equipment are listed below: • Maintain all construction equipment in proper tune according to manufacturer's specifications; • Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle • diesel fuel (non-taxed version suitable for use off-road); • Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State off-Road Regulation; • Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation; • Construction or trucking companies with fleets that that do not have engines in their fleet that meet the engine standards identified in the above two measures (e.g. captive or NOx exempt area fleets) may be eligible by proving alternative compliance; • All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit;	Required mitigation shall be shown on building plans and shall be incorporated into project design prior to final approvals.	County staff shall ensure required measures are included in project design prior to project approval.	Prior to project approvals.	County of San Luis Obispo, SSCSD			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
• Diesel idling within 1,000 feet of sensitive receptors is not permitted; • Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors; • Electrify equipment when feasible; • Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and, • Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.							
AQ-3. Any scheduled disturbance, removal, or relocation of utility pipelines shall be coordinated with the APCD Enforcement Division at (805) 781-5912 to ensure compliance with NESHAP, which include, but are not limited to: 1) written notification, within at least 10 business days of activities commencing, to the APCD, 2) asbestos survey conducted by a Certified Asbestos Consultant, and, 3) applicable removal and disposal requirements of identified ACM.	Verification of required mitigation measure shall be provided prior to construction.	Prior to construction.	Prior to construction activities.	SSCSD			
Biological Resources							
BIO-1. All vegetation removal, excavation of the tank pads, and trenching for the segment of new water line between the existing reservoir and new tanks shall occur from middle of May to late October, depending on weather conditions. If other phases of construction cannot take place during this period, Mitigation Measure BIO-2 shall apply.	Measure shall be factored into construction schedule.	At time of construction	Prior to construction kick off.	SSCSD			
BIO-2. If construction activities cannot be completed within the dry season window as described in Mitigation Measure BIO-1, a qualified biologist shall complete a daily pre-activity survey of all areas in which construction activities are planned for the day, including an inspection of stored materials, parked vehicles and any trenches that were open overnight. If any	Measure shall be factored into construction schedule and reported to County for monitoring.	At time of construction.	Prior to construction kick off	SSCSD			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
California red-legged frogs are found on-site, the biologist shall immediately contact the USFWS and work shall be halted until proper clearance has been given by the USFWS. If any southwestern pond turtles, San Simeon slender salamanders, California newts or two-striped gartersnakes are found, the qualified biologist shall ensure that these individuals are not killed or injured by the work.							
BIO-3. A pre-construction survey for all special-status wildlife species shall be conducted within 24 hours prior to the commencement of initial vegetation removal and/or site grading and/or trenching. If work commences on different areas at different times, a separate preconstruction survey shall be conducted before the start of work in each area. A qualified biologist shall inspect underneath any objects such as lumber, boards, logs, rocks, and brush piles for wildlife species that may be present in impact areas. If any federally listed species are found, the USFWS shall be notified as described in Mitigation Measure BIO-2. If any birds' nests are found, the measures described below in Mitigation Measure BIO-5 shall be followed.	Measure shall be factored into construction schedule and reported to County for monitoring.	Measure shall be implemented prior to and during construction.	Periodically per Measure.	SSCSD			
BIO-4. Conduct the initiation of construction activities outside of the nesting season. All initial site disturbance shall be limited to the time period between September 1 and November 1, if feasible. If initial site disturbance such as vegetation removal, grading, and trenching cannot be conducted during this time period, implementation of Mitigation Measure BIO-5 is required.	Measure shall be factored into construction schedule.	Prior to construction scheduling.	Once, prior to construction scheduling.	SSCSD			
BIO-5. Conduct a pre-construction nesting bird survey. If it is not possible to schedule the initiation of construction between September 1 and November 1, a qualified biologist shall conduct a pre-construction survey for nesting birds within 250 feet of project impact areas to ensure that no active nests will be disturbed. The pre-construction survey shall be conducted	Survey shall be scheduled by qualified biologist and coordinated with SSCSD and construction crew.	Prior to construction scheduling.	Once, per mitigation measure.	SSCSD			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
no more than seven days before the initiation of construction activities in any given area of the project site. During this survey, the qualified biologist shall inspect all potential nest substrates in the impact area, and any nests identified will be monitored to determine if they are active. If no active nests are found, construction may proceed. If an active nest is found within 50 feet (250 feet for raptors) of the construction area, the biologist, in consultation with CDFW, shall determine the extent of a buffer to be established around the nest. The buffer will be delineated with flagging, and no work shall take place within the buffer area until the young have left the nest, as determined by a qualified biologist.							
BIO-6. Prepare and present a Worker Environmental Awareness Program. A qualified biologist shall prepare a Worker Environmental Awareness Program that will be presented to all construction personnel and employees before any ground-disturbing activities commence at the project site. This program shall detail the measures undertaken during project implementation to avoid and minimize impacts on biological resources. It shall include a description of special-status species potentially occurring on the project site and their natural history; the status of the species and their protection under the FESA, CESA, Bald and Golden Eagle Protection Act, MBTA, and California Fish and Game Code; and the penalties for take. All attendees of the Worker Environmental Awareness Program shall sign an attendance form.	Program shall be implemented as required and sign in sheet shall be provided to SSCSD and County.	Prior to construction kick off.	Once per mitigation measure.	SSCSD			
BIO-7. Observe construction standard operating and Best Management Practices (BMPs). The following standard practices are recommended to reduce various project impacts on biological resources. a. Prior to the start of construction, the limits of disturbance shall be clearly delineated by stakes,	Measures shall be listed on project plans and implemented as required. Regular reports shall be submitted to SSCSD and County.	As part of regular construction monitoring.	Measures shall be inspected by construction monitor during site visits.	SSCSD			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
construction fencing, flags, or another clearly identifiable system. b. All pipes, metal tubing, or similar materials stored or stacked on the project site for one or more overnight periods shall be either securely capped before storage or thoroughly inspected for wildlife before the materials are moved, buried, capped, or otherwise used. In addition, materials such as lumber, plywood, and rolls of silt fence stored on site shall be thoroughly inspected before use. Materials that could provide shelter/nesting habitat for birds shall be covered with netting or other exclusion methods during the nesting season, where feasible and appropriate, to prevent birds from building nests. If encountered, wildlife shall be allowed to escape unimpeded, or relocated by a qualified biologist to a designated appropriate habitat area away from construction activities. Any wildlife relocations shall be authorized as necessary by CDFW and/or USFWS. c. To prevent entrapment of wildlife, all excavations (e.g., steep-walled holes or trenches) more than 6 inches deep shall be covered with plywood or similar materials when not in use or contain escape ramps constructed of dirt fill, wooden planks, or other material that wildlife could ascend. The amount of time trenches or other excavations are left open shall be minimized. All excavations more than 6 inches deep shall be inspected daily prior to the start of construction and immediately before being covered or filled. Any wildlife discovered shall be allowed to escape unimpeded before construction activities resume or shall be relocated by an authorized biologist in accordance with CDFW and/or USFWS regulations. d. Dust suppression shall occur during construction activities when necessary to meet air quality standards and protect biological resources. Dust control is an important component to minimize impacts on native							

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
vegetation growing on or adjacent to the site. BMPs for dust abatement shall be a component of the project's construction documents. e. To minimize disturbance, all vehicle traffic shall be restricted to established roads, construction areas, and other designated areas. f. No vehicles or equipment shall be refueled within 100 feet of wetlands or streams (including offsite areas) unless a bermed and lined refueling area is constructed. No vehicles or construction equipment shall be stored overnight within 100 feet of these areas unless drip pans or ground covers are used. Spill kits shall be maintained on the site, and a spill response plan shall be in place. g. No concrete washout shall be conducted on the site outside of an appropriate containment system. h. The use of chemicals, fuels, lubricants, or biocides shall be in compliance with all local, state, and federal regulations. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other state and federal legislation. i. All food-related trash items (e.g., wrappers, cans, bottles, food scraps), small construction debris (e.g., nails, bits of metal and plastic), and other human-generated debris (e.g., cigarette butts) shall be stored in animal-proof containers and/or removed from the site on a weekly basis. No deliberate feeding of wildlife shall be allowed.							
BIO-8. Install appropriate erosion controls and revegetated graded areas. All areas where temporary construction-related impacts have taken place shall have appropriate erosion controls and other stormwater protection BMPs installed to prevent erosion potential. As part of the local approval process, a Sediment and Erosion Control Plan shall be	Measure shall be shown on project plans and implemented per measure.	Erosion controls shall be monitored as part of construction	Monitoring to occur at regular intervals per construction progress.	SSCSD			

<table>
<tr><th>Mitigation Measure/Condition of Approval</th><th>Action Required</th><th>When Monitoring to Occur</th><th>Monitoring Frequency</th><th>Responsible Agency or Party</th><th colspan="3">Compliance Verification</th></tr>
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<tr><td>prepared that specifically seeks to protect the drainages and wetland and riparian habitat adjacent to the construction area. Silt fencing, straw bales, sand bags, fiber rolls and/or other types of materials shall be prescribed in the plan to prevent erosion and sedimentation. Biotechnical approaches using native vegetation shall be used as feasible. Areas with disturbed soils shall be restored under the direction of a qualified restoration ecologist. Methods may include recontouring graded areas to blend in with existing natural contours, covering the areas with salvaged topsoil containing native seedbank from the site, and/or applying the native seed mix described in Table 2 to the graded areas through either direct hand seeding or hydroseeding methods.

Table 2. Native Grassland Erosion Control Seed Mix.
<table><tr><th>Species</th><th>Application Rate (lbs./acre)</th></tr><tr><td>Bromus carinatus (California brome)</td><td>5</td></tr><tr><td>Hordeum brachyantherum (meadow barley)</td><td>5</td></tr><tr><td>Vulpia microstachys (six weeks fescue)</td><td>3</td></tr><tr><td>Stipa pulchra (purple needle grass)</td><td>10</td></tr><tr><td>Trifolium wildenvii (tomcat clover)</td><td>5</td></tr><tr><td>Total</td><td>28</td></tr></table>Table Source: SSCSD Water System Improvement Project Biological Resources Assessment (Kevin Merk Associates, 2018).</td><td></td><td>monitoring effort.</td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td colspan="8">Cultural Resources</td></tr>
<tr><td>CR-1. In the event that archaeological resources are unearthed or discovered during any construction activities, the following standards shall apply:</td><td>Measure shall be printed on project plans and implemented as needed.</td><td>During initial construction efforts.</td><td>During initial construction activity.</td><td>SSCSD, County of SLO</td><td></td><td></td><td></td></tr>
</table>

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
Construction shall cease and the County of San Luis Obispo Project Manager and the SSCSD representative shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and a protection plan can be implemented to protect or remove the resources in accordance with State or Federal law. In the event of accidental discovery of human remains, all work is required to stop and the County Coroner will be contacted and the Most Likely Descendent will be identified and contacted.							
Geology and Soils							
GEO-1. In order to address the potential for geologic impacts related to the proposed project construction, the mitigation measure recommendations listed in Section 3.0 of the project geotechnical report shall be implemented as required elements of the project. The following is a summary of the required measures (please refer to the geotechnical report for a detailed discussion of these recommended mitigation measures). Measures listed in MND above and in project geotechnical report.	Measures shall be incorporated into project design.	Prior to issuance of construction permit.	Once prior to issuance of construction permit.	SSCSD, County of SLO			
Noise							
N-1. Stationary construction equipment used for proposed utility and infrastructure upgrades within the community that generates noise exceeding 65 dBA at the project boundaries shall be shielded with the most modern and effective noise control devices (i.e., mufflers, lagging, and/or motor enclosures). Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction within the community shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed-air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed-air exhaust shall be used. All equipment shall be properly maintained to ensure that no additional noise, due to	Required mitigation measures shall be printed on building plans.	Monitoring shall be required at periodic inspections.	Throughout construction activities.	SSCSD, County of SLO			

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
worn or improperly maintained parts, is generated. Stockpiling and vehicle staging areas shall be located as far as practical from sensitive noise receptors. Every effort shall be made to create the greatest distance between noise sources and sensitive receptors during construction activities within the community.							

5.D. BUSINESS ITEMS

BUSINESS ACTION ITEM STAFF REPORT

Item 5.D. Discussion regarding amendment of harassment policy in the Policy & Procedures Manual.

Chairperson Kellas requested that this item be placed on the meeting agenda. She has prepared the draft harassment policy.

Staff is looking for direction from the Board regarding this item.

Enc: Draft harassment policy

Harassment of Individual San Simeon Community Service District Persons in a Non-Board Meeting

Definition of a Non-Board meeting: any discussion between two or more people in reference to the work, the decisions and or rules and policies of the San Simeon Community Service District (SSCSD).

Definition of Personal Verbal Harassment: Verbal abuse (also verbal attack or verbal assault) is the act of forcefully criticizing, insulting, or denouncing another person. Characterized by underlying anger, abrasiveness and hostility, it is a destructive form of communication intended to harm the self-concept of the other person causing a threatening environment that intentionally produces stressful and negative emotions. Personal harassment includes objectionable conduct, comment, or display made on either a one-time or continuous basis that demeans, belittles, or causes personal humiliation or embarrassment on the part of the recipient.

Policy Objective: The SSCSD is committed to a work/meeting environment in which all individuals are treated with respect and dignity. Each individual has the right to function/work in a professional atmosphere that promotes opportunities and prohibits unlawful harassment by any person.

Grievance Procedure: Any person that represents the SSCSD, its Staff, employees of Staff and Board members receiving harassment as defined above, or are witness to harassment, should immediately report the incident to the Staff and Board Chairperson. An investigation and review, by the General Manager, District Council and Board Chairperson of the incident and or witnesses will ensue.

Grievance Resolution: If it is deemed that harassment occurred, a cease and desist letter will be sent by the SSCSD's District Council to the person that caused the harassment: if this person repeats additional harassment to any associated SSCSD person, that person will be banned from attending any SSCSD work/meeting, regardless of location or content, for 2 months. At the end of the 2-month period SSCSD Staff, District Council and Board will review the decision.

5.E. BUSINESS ITEMS

BUSINESS ACTION ITEM STAFF REPORT

Item 5.E. Discussion and approval for Staff to install a portable generator external power connection for the RO building booster pump and accessory items not to exceed $15,000.

Staff is requesting the amount described above to allow for the installation of a power connection to be used in conjunction with a backup generator for the RO Building distribution pump.

5.F. BUSINESS ITEMS

BUSINESS ACTION ITEM STAFF REPORT

Item 5.F. Discussion and approval for Staff to purchase a 15kW generator not to exceed $8,000.

The RO Building booster pump used to push water to the reservoir after the water has been treated using the Harmsco Filter has a 15 horsepower motor. Given the size of the motor and accessory items; such as the variable feed drive and control screen, staff is requesting the authorization to purchase a portable generator in the amount not to exceed $8,000.

Enc: Brochure and price info for generator

[redacted]

GP17500E

[redacted]

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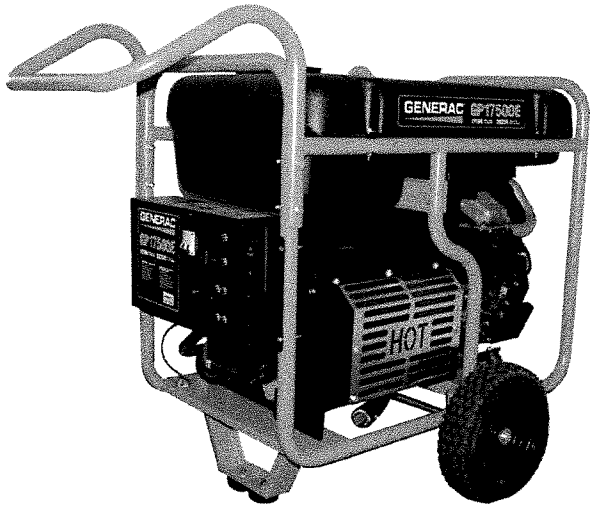
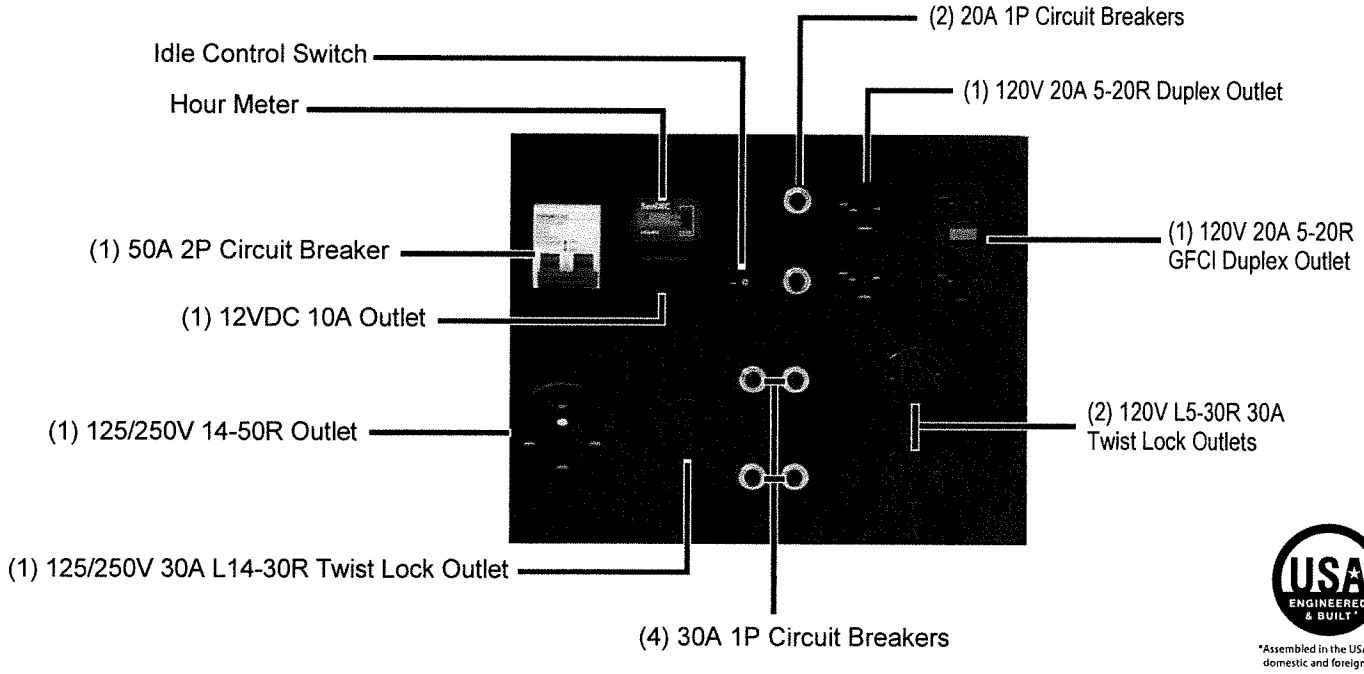


AC Rated Output Running Watts 17500
AC Maximum Output Starting Watts 26250

49-State Control Panel



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GP17500E

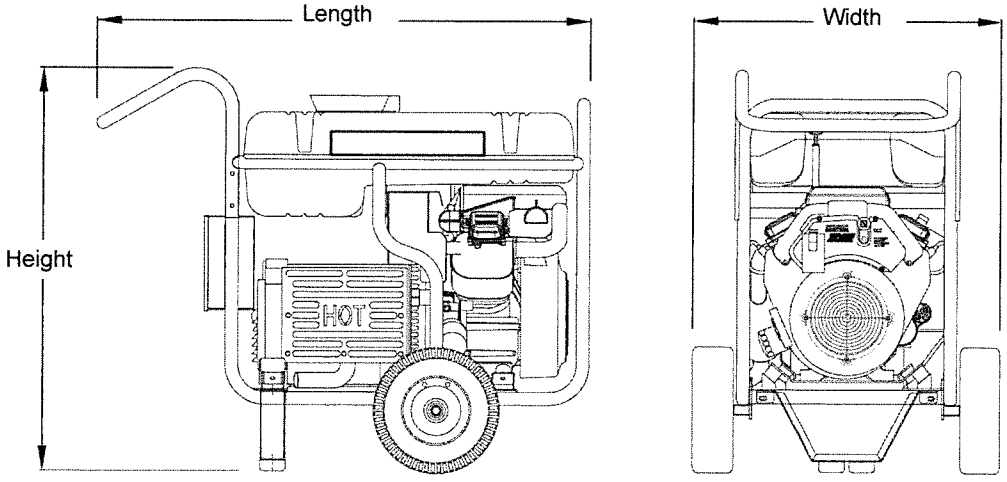
Specifications

Product Series	GP17500E
Model (Configuration)	5735-2 (EPA/49-State)
AC Rated Output Running Watts	17500
AC Maximum Output Motor Starting Watts	26250
Rated AC Voltage	120/240 VAC
Rated AC Frequency	60 Hz
Rated VAC Amperage	145.8 /72.9
Engine Displacement	992cc
Engine Type	OHVI
Engine RPM	3600
Recommended Oil	10W-30 / SAE30
Oil Capacity qt (L)	w/ Filter Change: 1.7 (1.6) w/o Filter Change: 1.4 (1.3)
Lubrication Method	Oil Pump
Automatic Voltage Regulation (AVR)	Yes
Choke Location	On Engine
Fuel Shut Off	On Fuel Tank
Starting Method	Electric
Low Oil Shutdown Method	Low Pressure

Battery Included	Yes
Battery Type	Group U1
Battery Part No.	N/A (Replacement batteries must be purchased locally)
Battery Dimensions	Group U1 has a standard case size
Battery Charger Input Jack	Included
Neutral Bonded to Ground	Yes - Neutral Bonded to Frame
Start Switch Type	Off/Run/Start Switch
Switch Location	On Engine
Fuel Gauge	Built-In Tank
Fuel Tank Capacity Gal (Ltrs)	16 (60.6)
Run Time at 50% (Hours)	10
Handle Style	Fixed
Wheel Type	12.3 Pneumatic Wheels
Maintenance Kit	Included
Warranty- Residential	2 Year Limited
Warranty- Commercial	1 Year Limited

Dimensions and Weights

Length in (mm)	48.5 (1232)
Width in (mm)	31 (787)
Height in (mm)	39.5 (1003)
Carton Length in (mm)	50 (1267)
Carton Width in (mm)	23 (584)
Carton Height in (mm)	44.25 (1125)
Unit Weight lbs (kg)	390 (177)
Shipping Weight lbs (kg)	513 (233)



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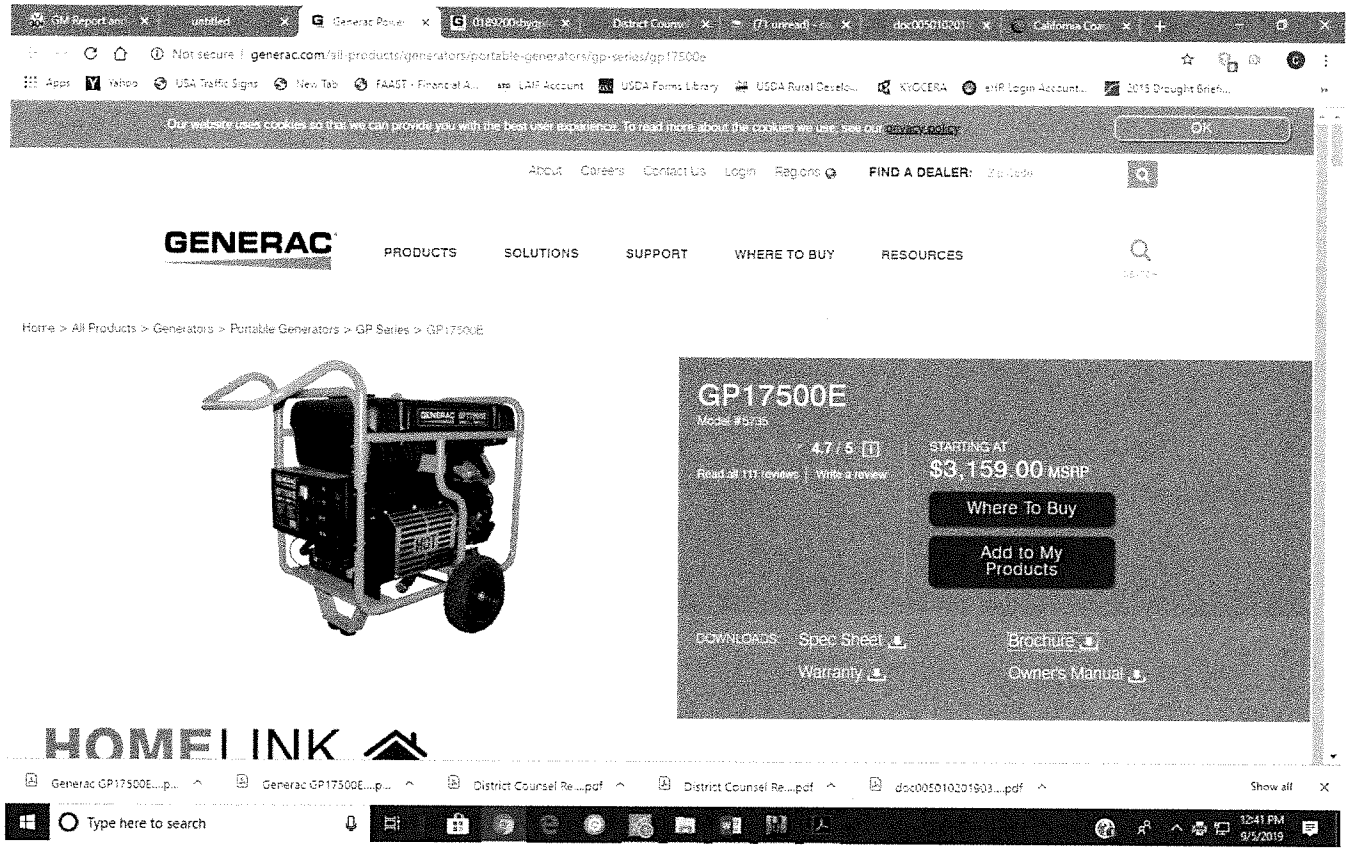
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